



## Fawkner Close

Chelmsford, CM2 6UP

**Asking Price £235,000**

Leasehold  
Tax Band: B



A rarely available TOP FLOOR apartment with a SPACIOUS 17' LOUNGE and TWO GOOD SIZED BEDROOMS, located in a quiet CUL-DE-SAC in Chelmer Village, close to the city centre and local amenities. Offering reasonable annual service charges....Perfect for FIRST TIME BUYERS or INVESTORS! Also offering a re-fitted kitchen, MODERN BATHROOM, entrance hall, a 14' MASTER BEDROOM, communal gardens and ALLOCATED PARKING, with further visitor spaces available. Call Hamilton Piers to view!



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### COMMUNAL ENTRANCE:

Secure buzzer entry system into communal entrance with stairs to second floor apartment.

### ENTRANCE PORCH:

Door into entrance porch, storage cupboard, door into apartment.

### INNER HALLWAY:

Entrance door into hallway, airing cupboard, wood flooring, doors to-

### LOUNGE DINER:

17'01" x 12'06" (5.21m x 3.81m)

Double glazed picture window to front, opening to kitchen, electric radiator, wood flooring.

### KITCHEN:

9'01" x 7'11" (2.77m x 2.41m')

X2 Velux windows to front, round edge worktops with stainless drainer sink inset, electric hob with extractor over, matching wall and base units, integrated oven, tiled splashbacks, space for fridge freezer, washing machine, dishwasher, wood flooring.

### BEDROOM ONE:

14'09" x 8'09" (4.50m x 2.67m)

X2 Velux windows to rear, electric radiator.

### BEDROOM TWO:

8'09" x 8'07" (2.67m x 2.62m)

X2 Velux windows to rear, radiator.

### BATHROOM:

9'01" x 5'09" (2.77m x 1.75m)

Bath with shower over, pedestal hand basin, low level w/c, fully tiled, chrome heated towel rail.

### EXTERIOR:

Small communal garden to rear, with parking to front of building.

### PARKING & LEASEHOLD INFORMATION:

Allocated parking for one vehicle, with further visitor bays available.

Years remaining on lease- 89 years.

Ground rent- £50 pa

Service charge £1458 pa



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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