HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Mary Munnion Quarter

Leasehold
Tax Band: C

Chelmsford, CM2 9FT

Offers In Excess Of £300,000

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A STUNNING first floor apartment, being one of only eight in the building, located on the highly desirable St Johns development. Boasting an IMPRESSIVE 20' OPEN PLAN LIVING SPACE with large bay window overlooking the gardens, TWO DOUBLE BEDROOMS with built in wardrobes & loft space, DOUBLE HEIGHT CEILINGS throughout, a spacious 10' bathroom with FOUR PIECE SUITE, plus entrance hall & modern kitchen with integrated appliances. Further Offering a new boiler (2025), ALLOCATED PARKING, access to communal storage unit, walking distance to the local superstore, schooling and the CITY CENTRE & MAINLINE STATION. Call Hamilton Piers to book your viewing!







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COMMUNAL ENTRANCE:

ENTRANCE HALL:
Entrance door into hall, storage cupboard, radiator, wood effect flooring, doors to-

OPEN PLAN KITCHEN/LOUNGE/DINER :
20'6" x 15'0" (6.25m x 4.57m)
Double glazed large bay window to front, double height ceiling, x2 radiator, wood effect flooring.

KITCHEN AREA:
Round edge work-tops with stainless bowl sink inset, electric hob with extractor over, integrated oven, dishwasher, washing machine, fridge freezer, matching wall and base units, wood effect flooring.

BEDROOM ONE:
13'0" x 12'7" (3.96m x 3.84m)
Double glazed bay window to front, built in triple wardrobe with sliding doors, loft hatch, radiator.

BEDROOM TWO:
12'2" x 10'5" (3.71m x 3.18m)
Double glazed bay window to front, radiator.

BATHROOM:
10'2" x 6'4" (3.10m x 1.93m)
4 piece bathroom suite with- bath, shower, wall mounted hand basin, low level w/c, x2 chrome heated towel rail, fully tiled.

EXTERIOR:

PARKING:
Allocated parking to rear of property.

COMMUNAL STORAGE UNIT:
Secure communal storage for bikes/ scooters with pin entry- available for use by the 8 apartments within the building.

LEASEHOLD INFORMATION:
Years remaining on lease-
Service charge- £2198 pa
Ground rent- £350 pa





At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.