



## Godfreys Mews

Chelmsford, CM2 0XE

**£110,000**

Leasehold  
Tax Band: B



Offered for sale is this GROUND FLOOR retirement apartment for the over 60's within a stone's throw of the City Centre that boasts a SPACIOUS LOUNGE, double bedroom and benefits from fantastic communal facilities for all residents to enjoy, plus RESIDENTS PRIVATE PARKING and further offers an entrance hall with entry phone system,



## Ground Floor:

### Communal Entrance:

Secure video entry system, access to communal lounge, laundry services, gardens, entrance door to flat.

### Entrance Hall:

Doors to lounge, bedroom, shower room, airing cupboard, storage heater.

### Lounge:

17'11" x 10'2" (5.46m x 3.10m)

Double glazed sliding door to front, door to kitchen, feature fireplace, storage heater.

### Kitchen:

7'8" x 7'7" (2.34m x 2.31m)

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated hob with extractor over, oven, space for washing machine, fridge freezer, part tiled walls, tiled flooring.

### Bedroom One:

14'3" x 9'4" (4.34m x 2.84m)

Double glazed window to front, fitted wardrobes, storage heater.

### Shower Room:

7'7" x 5'10" (2.31m x 1.78m)

Fully tiled double walk in shower cubicle, low level W/C, pedestal hand wash basin, towel radiator, tiled walls.

### Leasehold Information:

Years Remaining: 64 Approx.

Service Charge: £1200 Bi-Annually

Ground Rent: £147 Bi-Annually

### Agent Notes:

Council Tax Band: B



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510