HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Shimbrooks

Leasehold
Tax Band:

Great Leighs, CM3 1SG

Offers In Excess Of £210,000

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Offered to the market with NO ONWARD CHAIN and boasting a spacious triple aspect 24' OPEN PLAN living space with modern kitchen, NEWLY REDECORATED BATHROOM and enclosed communal gardens is this RARELY AVAILABLE two DOUBLE bedroom GROUND FLOOR apartment. Benefiting from allocated parking (plus visitors spaces to rear), fairly priced service charges and very well-presented throughout. Ideally located within the sought after village of Great Leighs, within walking distance to local amenities and just 4 miles to Chelmsford's Park & Ride Facility. Perfect for first time buyers!!

Shimbrooks, Great Leighs, CM3 1SG

Ground Floor:

Entrance Hall:
Double glazed window to rear, doors to living area, bedroom one, bedroom two, bathroom, cupboard, radiator, wood effect flooring.

Living Area:
24'10" x 14'9" > 9'11" (7.57m x 4.50m > 3.02m)
Double glazed bay window to front, double glazed windows to side and rear, radiator, open plan to:-

Kitchen:
Range of wall and base units, rolled edge work surfaces with butler sink, integrated double oven, fridge freezer, hob, dishwasher, washing machine, breakfast bar with seating for 2, boiler to cupboard, part tiled walls, wood effect flooring.

Bedroom One:
15'11" x 9'11" (4.85m x 3.02m)
Double glazed window to front, radiator.

Bedroom Two:
11'6" x 8'7" (3.51m x 2.62m)
Double glazed window to front, radiator.

Bathroom:
7' x 6'4" (2.13m x 1.93m)
Obscure double glazed window to rear, p shaped bath, low level W/C, radiator, part tiled walls, tiled flooring.

Exterior:
Well kept communal gardens.

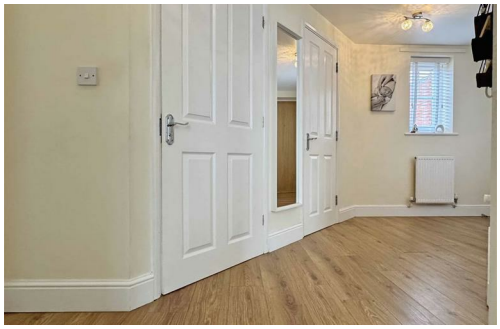
Communal Gardens:
Communal gardens to property rear, enclosed by fencing and comprising of mainly lawn with double gates giving access to bin store and rear parking area.

Parking:
One allocated parking space to rear and free for all parking to property frontage.

Leasehold Information:
No. of years remaining on lease: 79
Service Charge: Approx £271.20 quarterly
Ground Rent: 0

We have been made aware by the current owner that the lease can be extended to 99 years at a cost of approximately £4000-£7000.

Council Tax Band: C



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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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