HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Abell Way

Leasehold
Tax Band: C

Chelmsford, CM2 6WU

75% Shared Ownership

£168,000

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Offered for sale with a 75% SHARE OF OWNERSHIP (with the full 100% available to purchase now or futuristically) is this TOP FLOOR apartment boasting two good sized bedrooms, SPACIOUS LOUNGE, fitted kitchen, bathroom, ALLOCATED PARKING SPACE and well kept communal gardens. For sale via Chancellor Park's local property experts, Hamilton Piers, with NO ONWARD CHAIN.

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Communal Entrance:
Secure telephone entry system, stairs to top floor, entrance door to apartment.

Entrance Hall:
Doors to lounge, kitchen, bedroom one, bedroom two, bathroom, cupboard, radiator.

Lounge:
12'11" x 12'5" (3.94m x 3.78m)
Double glazed sash window to front and side, two radiators.

Kitchen Diner:
12'5" x 8'11" (3.78m x 2.72m)
Dual aspect double glazed sash windows to rear and side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with extractor over, space for fridge freezer, dishwasher, washing machine, tumble dryer, radiator, cupboard housing boiler, part tiled walls.

Bedroom One:
14' x 12'3" max (4.27m x 3.73m max)
Two double glazed sash windows to front, fitted wardrobes, radiator.

Bedroom Two:
9'9" x 7'7" (2.97m x 2.31m)
Double glazed sash window to front, radiator.

Bathroom:
7'4" x 5'6" (2.24m x 1.68m)
Obscure double glazed sash window to rear, panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, radiator, part tiled walls.

Exterior:

Parking:
Allocated parking space with visitors parking available.

Rear Garden:
Well kept communal garden.

Leasehold Information:
Years Remaining: 103 Approx.
Service Charge: £208 Per month
Ground Rent: £0

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.

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