



## Church Road

Tax Band:

Chelmsford, CM3 3EF

**£1,150 Per Calendar Month**



Located on a PRIVATE GATED development and boasting an IMPRESSIVE 23' OPEN PLAN LIVING SPACE with modern kitchen and a BALCONY from the lounge, is this well presented TWO DOUBLE BEDROOM first floor apartment, benefitting from EN-SUITE to master bedroom and TWO allocated parking spaces. Available immediately via Hamilton Piers, Boreham's local property experts.



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\*\*\*MODERN, STYLISH APARTMENT... AVAILABLE TO LET IMMEDIATELY\*\*

The accommodation, with approximate room sizes, is as follows:

### ENTRANCE HALL:

UPVC double glazed window to rear aspect, two storage cupboards (one housing boiler), radiator, laminate flooring and smooth ceiling with sunken spotlights.

OPEN PLAN LIVING SPACE: (23'6" x 12'5")

### KITCHEN AREA:

UPVC double glazed window to front aspect, to kitchen area; integral fridge/freezer, integral dishwasher and washer/dryer, built-in single electric oven, ceramic hob with extractor hood over, one and a half bowl sink with central mixer tap and drainer.

### LOUNGE/DINER AREA:

Two radiators, laminate flooring and smooth ceiling with sunken spotlights. French doors opening onto balcony at rear aspect.

BEDROOM ONE: (13'6" x 10'3")

UPVC double glazed window to front aspect, loft access to part-boarded loft, radiator, laminate flooring and smooth ceiling.

### EN-SUITE:

Fully tiled single corner shower, low level WC, pedestal wash hand basin, extractor fan, shaver point, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO: (10'8" x 9')

UPVC double glazed window to front aspect, radiator, laminate flooring and smooth ceiling.

### BATHROOM:

UPVC opaque double glazed window to rear aspect, panelled bath with central mixer taps and shower over, low level WC, pedestal wash hand basin, extractor fan, shaver point, heated towel rail, tiled flooring and smooth ceiling.

### EXTERIOR:

The property is entered via electric gates leading to parking area and communal lawned area. The property benefits from two allocated parking spaces.

### AGENTS NOTES

If you have any further questions regarding this property, please call HAMILTON PIERS.

PROVISIONAL DETAILS - AWAITING LANDLORD APPROVAL



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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