



## Baker Street

Chelmsford, CM2 0SF

**Asking Price £235,000**

Leasehold  
Tax Band: B



A very well presented GROUND FLOOR apartment, just a stone's throw from the CITY CENTRE!! Offering a spacious 15' LOUNGE DINER with a door onto 1 of 2 communal gardens, MODERN KITCHEN, entrance hall, TWO GOOD-SIZED BEDROOMS, gas central heating, bathroom & LOW SERVICE CHARGES, plus a brick storage shed in the garden to the rear. Call Hamilton Piers to book your viewing.



## COMMUNAL ENTRANCE:

Secure buzzer entry system into communal porch, secure understair storage cupboard allocated to the property, door into ground floor apartment.

## ENTRANCE HALL:

Door into apartment, storage cupboard, radiator, wood effect flooring, doors to-

## LOUNGE DINER:

15'10" x 9'08" (4.83m x 2.95m)

Double glazed window and door to front onto communal garden, radiator, wood effect flooring.

## KITCHEN:

9'08" x 8'01" (2.95m x 2.46m)

Double glazed window to rear, round edge worktop with stainless drainer sink inset, electric hob with extractor over, integrated oven, matching wall and base units, wall mounted boiler housed in cupboard, space for washing machine/dryer and fridge freezer, vinyl flooring.

## BEDROOM ONE:

13'04" x 10'00" (4.06m x 3.05m)

Double glazed window to rear, storage cupboard, radiator.

## BEDROOM TWO:

9'08" x 7'05" (2.95m x 2.26m)

Double glazed window to front, radiator.

## BATHROOM:

7'02" x 5'05" (2.18m x 1.65m)

Double glazed window to rear, bath with shower over, vanity hand basin, low level w/c, chrome towel rail, fully tiled.

## EXTERIOR:

### COMMUNAL GARDENS:

Communal garden space to the front of the property and the rear.

### STORAGE SHED:

Private brick storage shed to the rear allocated to the property.

## PARKING & LEASEHOLD INFORMATION:

Permit parking on street.

Years remaining on lease- 87 Years

Ground rent- £10 PA

Service charge- £1300 PA



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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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