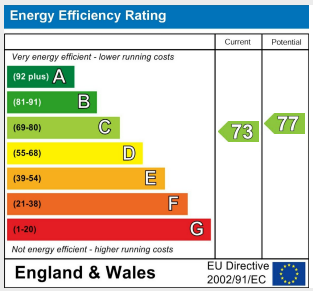
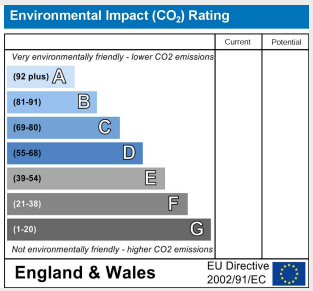
Shearers Way, Boreham, Essex, CM3 3AE

Offers in excess of £230,000

- Being sold with new extended 179 year lease with £0 ground rent per annum
- Approx 1.5 miles from the new Beaulieu Park Station
- Easy access to A12, Hatfield Peverel and Chelmsford City Centre
- Two good size bedrooms
- White bathroom suite
- 19'10 x 10'11 lounge/dining room
- Modern fitted kitchen
- Allocated parking for homeowner & visitors
- Communal gardens
- EPC - C





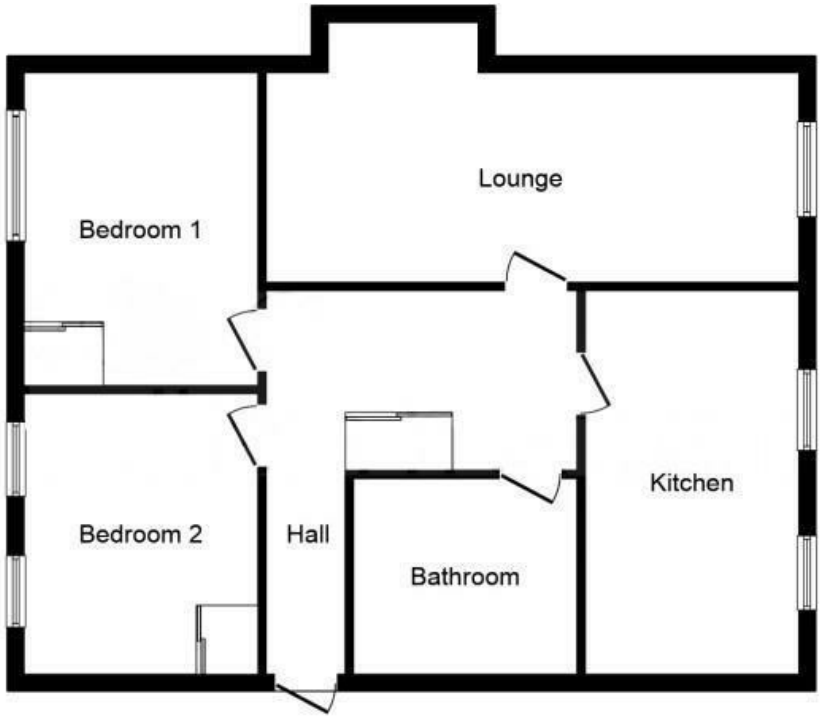
Being sold with the benefit of a newly extended 179 year lease is this spacious and well presented two bedroom first floor apartment, which has been well maintained by the current owners.

The property is ideally situated in a highly sought after location, approx 1.5 miles from the new Beaulieu Park Station and with easy access to the many village amenities, A12 Boreham Interchange, Hatfield Peverel and Chelmsford City Centre.

The accommodation boasts a 19'10 x 10'11 max lounge/dining room, fitted kitchen, two good size bedrooms and white bathroom suite. Further features include a security entry phone system, double glazed windows, allocated parking for both homeowner and guests plus well maintained communal gardens.

Along with the extended lease, the property also boasts the advantage of zero ground rent per annum and a service charge of only £1049 per annum.

EARLY VIEWING STRONGLY ADVISED.



Floor Plan

Location.....

Nestled within the highly regarded village of Boreham, this property enjoys an enviable setting between Chelmsford City Centre and Hatfield Peverel, perfectly combining the charm of village life with excellent convenience for day-to-day living and commuting alike.

Boreham is a particularly desirable Essex village, well known for its welcoming community atmosphere and excellent range of local amenities. Residents benefit from a popular village hall, two recreation grounds, a parade of shops, hairdressers, barbers, a post office, primary school and doctor's surgery, together with a fine butchers shop, gun shop, several pubs and the much-admired Lion Inn. The village also offers a wide variety of clubs, groups and activities for all ages, adding to its strong sense of community and appeal.

Ideal for commuters, the recently opened Beaulieu Park railway station is situated approx 1.5 miles away, providing convenient access to wider transport connections.

Boreham is also steeped in history and character, with two designated conservation areas that showcase a number of buildings of architectural and historic interest. These include the 16th-century timber-framed Clockhouse, the historic St Andrew's Church, originally a small Saxon building, and a variety of attractive period homes. The village is further enhanced by the presence of Boreham House, an elegant Grade I listed mansion set within approximately 35 acres, originally constructed between 1728 and 1733 for Benjamin Hoare. From 1931 until 1997, Boreham House was owned by the Ford Motor Company and was used as a college.

This attractive village setting, combined with its excellent amenities, rich heritage and convenient transport links, makes Boreham a truly exceptional place to call home.

Distances

New Beaulieu Park Station (1.5 miles)
Boreham Co-Op (0.5 miles)
Hatfield Peverel Train Station (2.5 miles)
A12 Boreham Interchange (1.3 miles)
Chelmsford City Centre (5 miles)

(All distances are approximate)

ACCOMMODATION

Entrance Hall

Entrance door. Security entry phone system. Access to loft. Airing cupboard housing hot water cylinder. Further built in storage cupboard.

Bedroom One

3.53m x 2.77m (11'6" x 9'1")
Double glazed window to side. Wall mounted electric heater.

Bedroom Two

2.79m x 2.44m (9'1" x 8'0")
Double glazed window to side. Wall mounted electric heater.

Bathroom

White suite comprising bath with shower over. Low level WC and vanity wash hand basin with storage below. Part tiled walls. Extractor fan.

Lounge/Dining Room

6.07m x 3.35m (19'10" x 10'11")
Double glazed bay window to rear and double glazed window to side. Wall mounted electric heater. TV point.

Kitchen

2.72m x 2.62m (8'11" x 8'7")
Double glazed window to side. A range of matching units fitted to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Built in oven with hob above and extractor hood over. Space and plumbing for washing machine. Space for full height fridge/freezer. Space for further appliance. Tiled flooring. Part tiled walls.

EXTERIOR

Communal Gardens

Well maintained lawned gardens with various mature flowers, trees and shrubs.

Allocated Parking

Allocated parking for homeowner and extensive visitor parking.

Services

Electric heating. Mains water supply and drainage.

Further Information

Being sold with a new extended 179 year lease
Ground rent - £0 per annum
Service Charge £1049 per annum

This information has been provided by the homeowners and should be checked by any potential purchaser.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946
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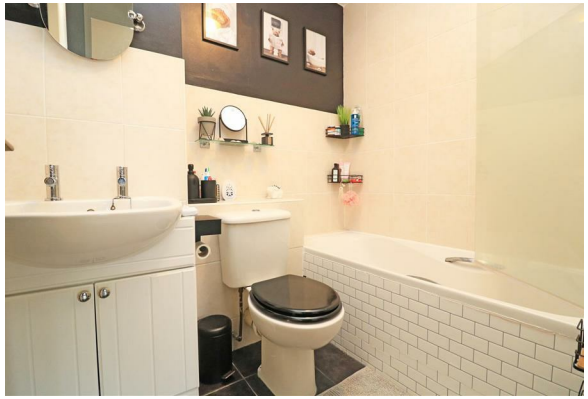

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