



Beadle Way

Chelmsford, CM3 1RT

Guide Price £180,000

Leasehold
Tax Band: A



Boasting a spacious 16' lounge/diner & modern kitchen with UNDERFLOOR HEATING, two DOUBLE bedrooms plus a BONUS ROOM with multi-purpose use is this very well-presented GROUND FLOOR apartment. Benefiting from rear COMMUNAL GARDENS, free-for-all on street parking and tucked away in a CUL-DE-SAC position within the highly regarded village of Great Leighs. Short walking distance to all local village amenities, Primary School & bus routes with convenient access to A120/M11, Chelmsford City Centre & Mainline Station plus the NEW Beaulieu Station - Perfect for first time buyers! Call leading local property experts Hamilton Piers to view!



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

GROUND FLOOR ACCOMMODATION:

COMMUNAL ENTRY:

Main entry door with secure phone entry system, communal hall with newly fitted secure main entry door to;

INNER HALL:

Entry phone, built-in large airing & storage cupboard, access to study area/store.

LOUNGE / DINER:

16'3 x 10'5 (4.95m x 3.18m)

Double glazed window to front aspect, tiled flooring with under floor heating.

KITCHEN:

13'5 reducing to 10'3 x 7'8 (4.09m reducing to 3.12m x 2.34m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, cooker with electric hob and extractor hood over, space for fridge/freezer, dishwasher and washing machine, tiled flooring with under floor heating. Secure part-glazed door to side aspect.

BEDROOM ONE:

11'10 x 11'8 (3.61m x 3.56m)

Double glazed window to rear aspect, electric heater, wood flooring.

BEDROOM TWO:

8'11 x 7'6 (2.72m x 2.29m)

Double glazed window to rear aspect, electric heater, wood flooring.

STUDY AREA / STORE:

approx 9' x 4' (approx 2.74m x 1.22m)

Currently used as a study and storage cupboard with multi-purpose use.

BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, heated towel rail.

EXTERIOR:

COMMUNAL GARDENS:

Enclosed communal gardens to rear of building, laid to lawn.

PARKING:

On-street parking with spaces available on free-for-all basis.

AGENTS NOTES:

Leasehold Details:

Number of years remaining on current lease: 87 years

Service Charge: Approx £1,126 per annum / £93.83 pcm

Council Tax Band: A

For further information regarding this property, please contact Hamilton Piers.



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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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