



Townsend

Leasehold
Tax Band: B

Chelmsford, CM2 6GB

75% Shared Ownership



£125,000

Offered for sale with 75% SHARE OF OWNERSHIP and boasting a SPACIOUS, TRIPLE-ASPECT 21' OPEN-PLAN LIVING AREA with modern kitchen is this well presented FIRST FLOOR apartment. Further offering hallway, re-fitted bathroom, a double bedroom with built in wardrobes, ALLOCATED PARKING and lawned communal garden. Ideally located in Chancellor Park - walking distance to local schools, shops at the Village Square and easy access to the city centre and it's mainline station. Perfect for FIRST TIME BUYERS!!! Call Hamilton Piers today!



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COMMUNAL ENTRANCE:

Secure buzzer entry system into communal entrance, stairs to first floor apartment.

Ground rent- £52 pa

Service charge- £256 pcm

75% share of ownership

ENTRANCE HALL:

Door into hallway, x2 storage cupboards, radiator, doors to-

BATHROOM:

6'01" x 5'04" (1.85m x 1.63m)

Double glazed window to rear, bath with shower over, vanity hand basin, low level w/c, radiator, tiled flooring.

BEDROOM:

10'10" x 9'04" (3.30m x 2.84m)

Double glazed window to front, built in wardrobe, radiator.

OPEN PLAN LIVING:

21'01" x 10'10" (6.43m x 3.30m)

Triple aspect double glazed windows to front, side and rear.

LOUNGE AREA:

14'10" x 10'10" (4.52m x 3.30m)

Dual aspect windows to side and front, x2 radiator.

KITCHEN AREA:

9'09" x 6'11" (2.97m x 2.11m)

Dual aspect double glazed window to side and rear, roll edge worktops with stainless drainer sink inset, gas hob with extractor over, oven, matching wall and base units, free standing fridge freezer, washing machine, dishwasher, tiled splash-backs, vinyl flooring.

EXTERIOR:

COMMUNAL GARDEN:

Communal garden area to rear.

PARKING:

Allocated parking space to rear, with further on street parking available.

LEASEHOLD INFORMATION:

102yr Lease



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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