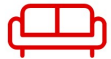




## Chelmer Road

Chelmsford, CM2 6DY

Leasehold  
Tax Band: C

**25% Shared Ownership £65,000**  2  1  1  B

Being sold with a 25% share of ownership is this well presented first floor apartment boasting an IMPRESSIVE 24' OPEN PLAN LIVING AREA with a modern kitchen, plus TWO DOUBLE BEDROOMS, allocated parking, and located within walking distance to local schools, shops and the City Centre. A perfect opportunity for FIRST TIME BUYERS to get on the ladder... And with a 100% share of ownership available after purchase. Contact Hamilton Piers of Chelmsford to view!





# Chelmer Road, Chelmsford, CM2 6DY

## Communal Entrance:-

Secure telephone entry system with stairs to first floor apartment.

## Hallway:-

Secure entrance door into hallway with doors to- bathroom, bedroom one, bedroom two, open plan living/diner/kitchen, walk in storage cupboard housing boiler, storage cupboard.

## Bedroom One:-

12'08" x 9'05" (3.86m x 2.87m)

Double glazed window to rear, radiator.

## Bedroom Two:-

10'04" x 9'11" (3.15m x 3.02m)

Double glazed door to rear with julliette balcony, built in wardrobe, radiator.

## Bathroom:-

7'00" x 6'01" (2.13m x 1.85m)

Double glazed opaque window to front, bath with shower over, fully tiled, low level W/C, vanity hand basin, chrome heated towel rail.

## Open Plan Living Area:-

24'01" x 10'04" (7.34m x 3.15m)

## Kitchen Area:-

14'04" x 10'04" (4.37m x 3.15m)

Dual aspect double glazed x2 windows to front and window and door with julliette balcony to rear. Square edge work tops with stainless drainer sink inset, gas hob with extractor over, matching wall and base units, integrated oven, space for fridge freezer and washing machine, tiled flooring.

## Lounge/ Diner:-

24'01" x 10'10" (7.34m x 3.30m)

Dual aspect double glazed window to front and window a door with julliette balcony to rear, x2 radiators.

## Parking:-

Allocated parking for one vehicle with further on street.

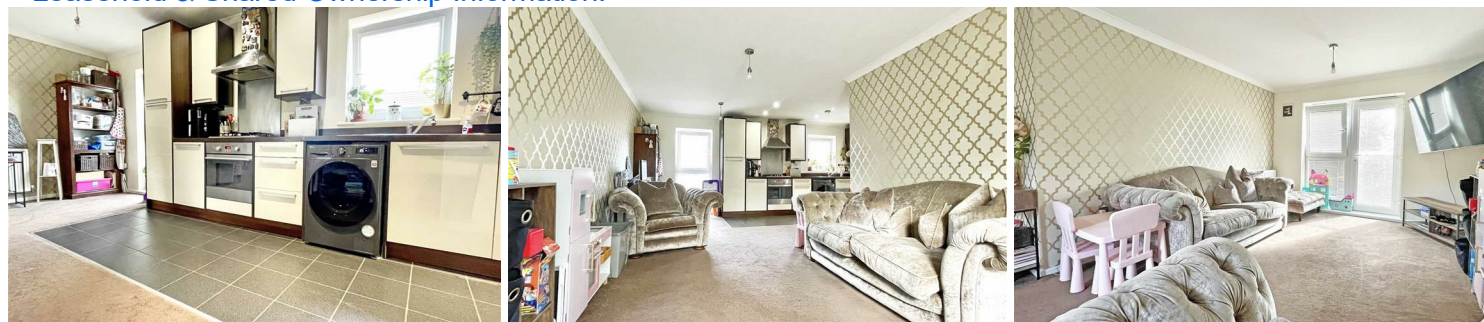
## Leasehold & Shared Ownership Information:-

Years remaining on Lease 108 Years

Service charge- £153.47 pcm

Remaining Rental amount- £476.79 pcm

\* We have been advised that whilst the listing is advertising 25% of the share of ownership, 100% of ownership is available after initial purchase. Should a smaller share be required it would need to be a minimum of 10%.



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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