HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Henry Shuttlewood Drive

Leasehold
Tax Band: C

Chelmsford, CM1 6EQ

Asking Price £240,000

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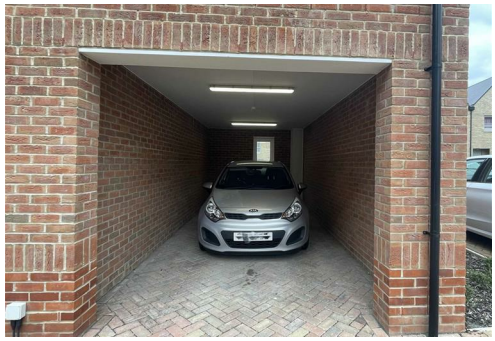
Located on the highly regarded Beaulieu development, is this SPACIOUS & IMMACULATELY PRESENTED second floor apartment, boasting an IMPRESSIVE 22' OPEN PLAN LIVING AREA with modern kitchen, double bedroom with built in wardrobes, entrance hall with utility cupboard, modern bathroom and allocated CARPORT parking. Ideally located within WALKING DISTANCE to local schools, amenities and the NEW BEAULIEU STATION. Call Hamilton Piers, Beaulieu's local property experts, to book your viewing.



Henry Shuttlewood Drive, Chelmsford, CM1 6EQ

COMMUNAL ENTRANCE:
Secure buzzer entry with stairs to second floor apartment.

ENTRANCE HALL:
Double glazed window to front, radiatir, doors to- Utility cupboard housing boiler, double storage cupboard, bathroom, bedroom, open plan living area, Amtico flooring.

OPEN PLAN LIVING:
22'09" x 12'01" (6.93m x 3.68m)
Dual aspect x3 Double glazed windows to front and side, radiator, Amtico flooring.

KITCHEN:
9'09" x 8'00" (2.97m x 2.44m)
Dual aspect double glazed window to front and side, square edge worktops with stainless drainer sink inset, integrated fridge freezer, dishwasher, oven, induction hob with extractor over, matching wall and base units, Amtico flooring.

BEDROOM:
12'05" x 10"05" (3.78m x 3.05m1.52m)
Dual aspect double glazed windows to side, built in wardrobes, radiator.

BATHROOM:
7'02" x 6'08" (2.18m x 2.03m)
Bath with shower over, inset wall mounted sink with tiled splashback, low level W/C, chrome towel rail, extractior fan, Amtico flooring.

PARKING & LEASEHOLD INFORAMTION:
Allocated carport parking for 1 vehicle.
996 Remaing on lease.
Service charge- £116.69 pcm
Ground rent- £16.53 pcm
Insurance- £42.92 pcm

AGENTS NOTES:
This property is currently a shared ownership, but only 100% of this property is available for purchase. Any offer made will have to go through an affordability assessment with the current management company.

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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