



Church Lane

Tax Band:

Springfield, Chelmsford, CM1 7SF

£1,175 Per Calendar Month



AVAILABLE IMMEDIATELY and benefiting from a good-sized lounge/diner with separate kitchen, **ALLOCATED PARKING** with further free-for-all spaces available and **OVERLOOKING POLLARDS MEADOW** in a tucked away cul-de-sac position is this **ONE DOUBLE** bedroom **GROUND FLOOR** flat. Offering nearby access to all local shops/amenities and transport routes, and in walking distance to Chelmsford City Centre & Mainline Station. Call Hamilton Piers of Springfield to view!



Church Lane, Springfield, Chelmsford, CM1 7SF

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

Council Tax Band:

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

MAIN COMMUNAL ENTRY:

Secure entry into communal hall with rear access to external storage cupboard and parking area. Access into;

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, built-in storage cupboard, radiator, carpeted flooring.

LOUNGE / DINER:

14'9 x 10'1 (4.50m x 3.07m)

Double glazed window to front aspect, radiator, carpeted flooring.

KITCHEN:

11'5 x 7'0 (3.48m x 2.13m)

Double glazed window to rear aspect, fitted base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for fridge/freezer, dishwasher and washing machine, built-in cupboard, radiator.

BEDROOM:

11'6 x 11'4 (3.51m x 3.45m)

Double glazed window to front aspect, radiator, carpeted flooring.

BATHROOM:

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

EXTERIOR:

ALLOCATED PARKING:

Allocated parking for one vehicle in rear parking area. Further off-street parking available on a free-for-all basis at property frontage.

AGENTS NOTES:



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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