

Little Dominie Court, Fayrewood Drive, Great Leighs, Chelmsford, CM3 1GT

william h brown

welcome to

Little Dominie Court, Fayrewood Drive, Great Leighs, Chelmsford

*SHARED OWNERSHIP 50% * William H Brown are pleased to present this well-maintained and spacious two-bedroom first floor apartment, ideally located in the sought-after village of Great Leighs and within a short walk to the local primary school and offering convenient access to the A131 and A120.













Entrance Hall
Door to front, two storage cupboards, radiator, two double glazed windows to side, large enough for an office space, doors leading to;

Lounge Area
18' 4" x 14' 4" (5.59m x 4.37m)
Double glazed bay window to rear, double glazed French doors to Juliet balcony, radiator.

Kitchen Area
5' 11" x 11' 2" (1.80m x 3.40m)
Double glazed bay window to rear, double glazed French doors to Juliet balcony, radiator.

Bedroom One
17' 3" max x 9' 9" max (5.26m max x 2.97m max)

Bedroom Two
9' 10" x 10' 6" (3.00m x 3.20m)
Double glazed window to rear, radiator.

Bathroom
5' 11" x 7' 5" (1.80m x 2.26m)
Obscure double glazed window to front, enclosed panelled bath with hot and cold mixer taps and shower attachment over, low level WC, pedestal wash hand basin, heated towel rail, shaver point, extractor fan, heated towel rail, wood effect flooring.

Gardens
Communal Gardens

Parking
Allocated parking space.

Agent Note
The vendor currently owns a 50% Share at £99,000.
Charges per month at the 50% share:
Rent - £320.04
Service charge - £204.46
If you were to purchase at the 80% Share value:
£158,400
Charges per month at the 80% share:
Rent - £128.02
Service charges - £204.46

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- Currently Owned at a 50% Share
- Two Bedroom First Floor Apartment
- Well Presented Throughout
- Gas Central Heating
- Double Glazing

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£99,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110467

The Property Ombudsman

Property Ref:
BTR110467 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.