HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Shire Gate

Leasehold
Tax Band: D

Chelmsford, CM2 0FQ

Asking Price £240,000

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A stunning and rarely available TOP FLOOR apartment with WRAP-AROUND BALCONY and PANORAMIC VIEWS from the 7th floor! Perfectly located for commuters.... only a stone's throw from the CITY CENTRE! Offering TWO DOUBLE BEDROOMS with views over Chelmsford, an IMPRESSIVE 26' OPEN PLAN LIVING SPACE, modern bathroom & kitchen, entrance hall, plus UNDER-COVER ALLOCATED PARKING. Walking distance to all amenities and Chelmsford's MAINLINE STATION. Contact Hamilton Piers to book your viewing!







Shire Gate, Chelmsford, CM2 0FQ

COMMUNAL ENTRANCE:
Secure video entry system, stairs/lift to top floor, entrance door to flat.

APPARTMENT ENTRANCE:
Secure entrance door into apartment, hallway leading into open plan living space, hallway off leading to bedrooms one and two, door to bathroom, x2 storage/ utility cupboard housing boiler and extraction system, radiator, wood effect flooring.

OPEN PLAN LIVING SPACE:
26'9" x 18'0 > 6'7" (8.15m x 5.49m > 2.01m)
Double glazed dual aspect sliding doors and window to full back and side with access to wrap around balcony, kitchen/ diner space.

KITCHEN AREA:
Round edge worktops with stainless drainer sink inset, electric hob with extractor over, integrated oven, matching wall and base units, tiled flooring.

BATHROOM:
8'1" x 5'10" (2.46m x 1.78m)
Bath with shower over, wall mounted hand basin, low level w/c, extractor fan, razor point, fully tiled, heated towel rail.

BEDROOM ONE:
13'6" x 9'10 (4.11m x 3.00m)
Double glazed door and windows out to balcony, wardrobes, radiator.

BEDROOM TWO:
14'8" x 9'6" (4.47m x 2.90m)
Double glazed door and windows out to balcony, built in wardrobes, radiator.

EXTERIOR:

BALCONY:
Wrap around balcony with panoramic views.

PARKING:
Allocated parking in undercover car park for 1 vehicle.

LEASEHOLD INFORMATION:
Ground Rent- £350 pa
Annual Service Charge- £3352.22

AGENTS NOTES:
Due to the service charge on this property, please check with your broker or lender prior to arranging a viewing.
Owner is willing to leave furniture in situ.





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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.