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Crocus Way

Leasehold
Tax Band: B

Springfield, Chelmsford, CM1 6XH

Asking Price £175,000

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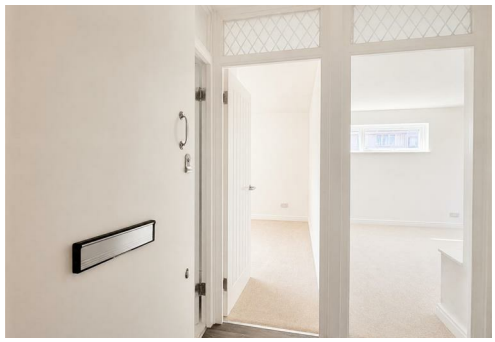
Boasting NO ONWARD CHAIN, a spacious 17' lounge/diner plus NEWLY FITTED KITCHEN and modern bathroom is this two DOUBLE bedroom GROUND FLOOR flat with off-street parking. Benefiting from a long 139 YEAR LEASE TERM, recently redecorated throughout and tucked away in a CUL-DE-SAC position within the highly regarded Springfield area. Conveniently set within walking distance of local shops/amenities and popular schools, with easy access to the NEW Beaulieu Station, bus routes, A12/Chelmsford City Centre & Mainline Station. Perfect for first time buyers!! Call Hamilton Piers, the leading local property experts in Springfield, to view!



Crocus Way, Springfield, Chelmsford, CM1 6XH

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

GROUND FLOOR ACCOMMODATION:

COMMUNAL ENTRY:
Secure entry into communal hall with access door to property entrance.

ENTRANCE HALL:
Airing cupboard, wood flooring.

LOUNGE / DINER:
17'0 x 11'9 (5.18m x 3.58m)
Double glazed windows to front and side aspects, carpeted flooring. Opening to kitchen.

KITCHEN:
9'1 x 8'7 (2.77m x 2.62m)
Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, electric hob, extractor hood over, space for fridge/freezer, washing machine and dishwasher, built-in storage/larder cupboard, tiled flooring.

BEDROOM ONE:
13'8 x 9'10 (4.17m x 3.00m)
Double glazed window to rear aspect, carpeted flooring.

BEDROOM TWO:
10'8 x 7'2 (3.25m x 2.18m)
Double glazed window to rear aspect, carpeted flooring.

BATHROOM:
Single glazed borrowed-light window, panelled bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin, tiled flooring.

EXTERIOR:

COMMUNAL GARDENS:
Residents communal gardens.

RESIDENTS PARKING:
Residents parking area with further on-street parking available on a free for all basis.

AGENTS NOTES:
Lease Details:

Lease Term: 139 years
Service Charge: £120 per calendar month
Ground Rent: £125 per 6 months

Council Tax Band: B

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

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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.

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