HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Derwent Court, Hobart Close

Leasehold
Tax Band: C

Chelmsford, CM1 2FN

Offers In Excess Of £200,000

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FIRST TIME BUYERS.....Hamilton Piers are pleased to bring to market this FIRST FLOOR apartment boasting TWO DOUBLE BEDROOMS with an EN SUITE and JULIETTE BALONY to the master, spacious lounge diner with modern kitchen, ALLOCATED PARKING SPACE, well maintained COMMUNAL GARDENS, Ideally located within walking distance to local shops and schools. Contact Hamilton Piers to view!







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COMMUNAL ENTRANCE:-
Secure telephone entry system, stairs to first floor, entrance door to apartment.

ENTRANCE HALL:-
Doors to lounge diner, bedroom one, bedroom two, family bathroom, two storage cupboards, electric heater

LOUNGE DINER:-
17'09" x 9'10* max >8'10" (5.41m x 3.00m* max >2.69m)
Two double glazed windows to rear, laminate flooring, Two electric wall mounted heaters, Entrance to kitchen.

KITCHEN:-
8'09" x 6'10" (2.67m x 2.08m)
Double glazed window to rear, matching wall and base units, rolled edge work surfaces with stainless steel sink inset, tiled splashback, electric hob & low level oven, integrated dishwasher, space for fridge freezer and washing machine, laminate flooring.

BEDROOM ONE:-
14'06" x 8'09" (4.42m x 2.67m)
Double glazed french doors with julliette balcony to front, electric wall mounted heater, carpet flooring, door to en-suite.

EN-SUITE:-
Double shower cubicle fully tiled, pedestal hand wash basin with mixer tap & tiled splashback, low level WC, wall mounted vanity cupboard, wall mounted heater, extractor fan

BEDROOM TWO:-
10'03" x 9'05" (3.12m x 2.87m)
Double glazed window to front, electric wall mounted heater, carpet flooring.

FAMILY BATHROOM
6'09" x 5'07" (2.06m x 1.70m)
Panelled bath with shower overhead, pedestal hand-wash basin, tiled splasbacks, low level WC, heated towel rail.

EXTERIOR:-
Well kept communal gardens and allocated parking space.

LEASEHOLD INFORMATION:
Approx 115 years remaining
Ground rent: £340 PA
Service charge: £160 PCM





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.