



Pease Place, East Hanningfield, CM3 8UZ

Council Tax Band B (Chelmsford City Council)



Offers in region of £170,000 Leasehold

ACCOMMODATION

Located on the first floor this deceptively spacious apartment is one of four in the block and has been significantly improved by the current owner and features gas central heating and double glazing. The apartment is accessed via a communal entrance with intercom entry system, stairs lead to the first floor landing where access to the communal balcony is provided, there is also a brick built shelved storage cupboard. Accommodation within the apartment comprises an entrance hall with a large storage cupboard, an additional cupboard houses the gas fired boiler. There is a spacious lounge/dining room which adjoins the modern fitted kitchen with modern white units with quartz style worktops and integrated appliances which include electric oven, induction hob, fridge/freezer and dishwasher. A double bedroom overlooking the rear gardens and a modern fitted shower room complete the accommodation. Externally the property offers access to a rear communal garden which is shared between the four flats and there are residents parking bays and a parking area at the end of the close.

LOCATION

The property is located in East Hanningfield, a small village situated to the southeast of Chelmsford and to the northwest of South Woodham Ferrers. It is surrounded by the villages of Bicknacre, Woodham Ferrers, West Hanningfield, Howe Green, and Rettendon. It is a popular village and within walking distance of the property offers a highly regarded local primary school, post office/shop. There are regular bus services to Chelmsford, Southend and South Woodham Ferrers. Chelmsford itself offers some of the most highly regarded schools in the UK and boasts comprehensive shopping facilities which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 40 minutes.

Ground Rent - £10 per year

Ground Rent Review Period - Every 25 years

Service Charge 2022/2023 - £232 per quarter

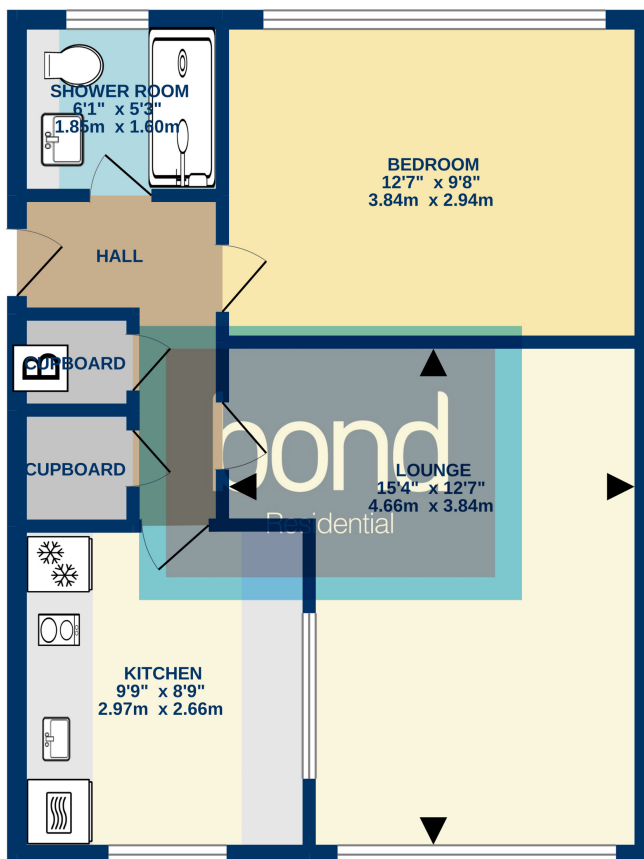
Service Charge Review Period - Annually

- Purpose built & spacious first floor apartment
- Fitted kitchen with white gloss units, quartz worktops and integrated appliances
- Shower room with contemporary white suite
- Highly popular village location
- No onward chain
- Residents parking area and bays
- Secure intercom entry system
- Spacious lounge/diner
- One double bedroom
- Gas central heating & double glazing
- Internal viewing essential
- Residents garden shared between four apartments
- Communal roof terrace



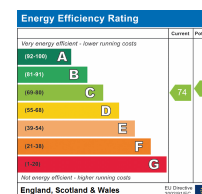


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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