



Church Road, Boreham, Essex, CM3 3EF

Guide Price £190,000 - £200,000

GUIDE PRICE £190,000 - £200,000BEING SOLD WITH AN EXTENDED 999 YEAR LEASE.....A well presented two bedroom first floor apartment, situated in a highly sought after location within short walking distance of the many village amenities and short driving distance to the A12, Hatfield Peverel train station and Chelmsford City Centre. The property offers two bedrooms, modern bathroom suite, 18' x 11' lounge/dining room and fitted kitchen/breakfast room. The property also offers UPVC double glazed windows, well maintained communal gardens and allocated parking for both owner and visitors.

- Highly sought after location
- Easy access to Chelmsford, A12 and Hatfield Peverel train station
- Well presented first floor apartment
- Two bedrooms
- Modern bathroom
- Fitted kitchen/breakfast room
- 18' x 11' lounge
- UPVC double glazed windows
- Communal gardens & allocated parking for owner & visitors
- Sold with an extended 999 year lease

Distances

A12 Boreham Interchange - 0.7 miles
Co-op, Post Office & Shops - 0.1 miles
Bus Stop - 50 yards
Boreham Primary School - 0.3 miles
Hatfield Peverel Train Station - 3.1 miles
Chelmsford City Centre - 4.7 miles
(All distances are approximate)

ACCOMMODATION

Lounge/Dining Room

5.49m x 3.37m (18'0" x 11'0")

Wooden entrance door. Double glazed window to front. Laminate flooring. TV and telephone points. Coved ceiling. Feature fireplace with fitted electric fire. Wall mounted electric heater.

Inner Hallway

Access to loft via pull down ladder. Airing cupboard housing hot water cylinder. Laminate flooring.

Kitchen

4.09m x 2.38m (13'5" x 7'9")

Double glazed window to front. A range of fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Built in oven with hob above and extractor hood over. Space and plumbing for washing machine. Space for full height fridge/freezer and tumble dryer. Laminate flooring. Part tiled walls.

Bathroom

Modern white suite comprising panelled bath with mixer taps and shower over with fitted glass shower screen. Low level WC and pedestal wash hand basin with mixer taps. Extractor fan. Part tiled walls.

Bedroom One

3.74m x 2.75m (12'3" x 9'0")

Double glazed window to front. Wall mounted electric heater. Wardrobe to remain.

Bedroom Two

2.74m x 2.01m + wardrobes (9'0" x 6'7" + wardrobes)

Double glazed window to side. Wall mounted electric heater. Built in double wardrobe.

EXTERIOR

Communal Gardens

Communal gardens to front and rear with lawned gardens incorporating numerous flowers, trees and shrubs.

Parking

Allocated parking for both owner and visitors.

Services

Electric heating. Mains water supply and drainage.

Further Information

Length Of Lease - Being sold with an extended 999 year lease.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.