



Shearers Way, Boreham, Essex, CM3 3AE

Guide price £159,950

A well presented first floor apartment situated within this popular location in the village of Boreham which is approximately five miles from the City of Chelmsford. The apartment has been totally modernised by the sellers which includes re-fitted kitchen with granite work surfaces, re-fitted bathroom, new flooring throughout and replacement radiators. To fully appreciate this property an internal viewing is highly recommended.

- First floor
- Allocated parking
- Double bedroom
- Re-fitted bathroom
- Lounge
- Re-fitted kitchen
- Communal Gardens
- Extended 158 year lease
- 2.4 miles from Hatfield Peverel Train Station
- 1.2 miles to the A12

Distances

A12 Boreham Interchange - 1.2 miles
Hatfield Peverel Train Station - 2.4 miles
Boreham Village Store - 0.5 miles
Chelmsford City Centre - 5 miles

(All distances are approximate)

ACCOMMODATION

Communal Entrance

Security entry system. Entrance door and stairs to first floor.

Entrance Hall

Entrance door and intercom entry system. Access to part-boarded loft via ladder and lighting. Storage cupboard. Engineered oak flooring. Inset ceiling lighting

Open Plan Living Room

6.26m x 2.78m (20'6" x 9'1")

With two windows to side, electric radiator and airing cupboard housing hot water cylinder and immersion. Opening to Kitchen which comprises re-fitted units to eye and base level finished with granite work surfaces and matching upstands, tiled surround. Butler style sink with mixer taps. Built-in oven and induction hob over with extractor over. Space for washing machine and fridge/freezer. Engineered oak flooring to kitchen and inset ceiling lighting.

Bedroom

3.20m x 2.36m (10'6 x 7'9)

Double glazed window to side. Built-in wardrobe. Electric radiator.

Bathroom

Re-fitted white suite comprising panelled bath with mixer taps and shower attachment over, low level WC and inset sink unit with vanity unit below. Part tiled walls and tiled floor. Inset ceiling lighting and concealed lighting. Heated towel rail.

EXTERNAL

Allocated parking space and visitor spaces. Communal gardens.

Services

Replacement electric radiators, mains water and drainage.

Leasehold Information

158 years remaining
Ground rent £50 per annum
Service charge £1000 per annum

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.