

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

E: info@paulmasonassociates.co.uk
www.paulmasonassociates.co.uk



Flat 1 Trelawn Church Road, Boreham, Essex, CM3 3EF Guide Price £185,000

A well presented and spacious two bedroom ground floor apartment, situated in a highly sought after location within walking distance of Boreham's many amenities including shops, bus service, Primary School and St Andrews Church. The property benefits from a 996 year lease and has been improved in recent years to include triple glazed windows, 17'11 x 11'1 lounge/dining room, 13'7 x 7'8 modern fitted kitchen/breakfast room and modern bathroom. The property also boasts both allocated and visitor parking, along with well maintained communal gardens. Early viewing highly recommended to avoid disappointment.

- Well presented throughout
- 996 year lease remaining
- Two good size bedrooms
- 17'11 x 11'1 lounge/dining room
- 13'7 x 7'8 fitted kitchen/breakfast room
- Modern bathroom
- Allocated & visitor parking and communal gardens
- Highly sought after location
- Easy access to Chelmsford, A12 and Hatfield Peverel train station
- EPC - D

Distances

A12 Boreham Interchange - 0.7 miles
Co-op, Post Office & Shops - 0.1 miles
Boreham Village Store - 0.2 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

Communal Hallway

Entered via security entry phone system. Carpeted.
Entrance door to:-

Lounge/Dining Room

5.48m x 3.38m (17'11" x 11'1")
Triple glazed window to front. Coved ceiling. Wall mounted replaced thermostatically controlled electric heater. Feature fireplace with wooden mantel and surround and fitted electric fire. TV and telephone points. Wall light points.

Inner Hallway

Wall mounted replaced thermostatically controlled electric heater. Security entry phone system. Airing cupboard housing lagged hot water cylinder with separate controls and shelving.

Kitchen/Breakfast Room

4.15m x 2.36m (13'7" x 7'8")
Triple glazed window to front. A range of fitted units to base and eye level. Roll top work surfaces incorporating stainless steel sink unit with mixer taps. Space and plumbing for washing machine and dishwasher. Space for full height fridge/freezer. Built in oven with 4 ring hob above and stainless steel extractor hood over. Part tiled walls.

Bedroom One

3.76m x 2.46m (12'4" x 8'0")
Triple glazed window to front. Wall mounted replaced thermostatically controlled electric heater. Coved ceiling. Telephone point.

Bedroom Two

2.70m x 2.62m + recess area (8'10" x 8'7" + recess area)
Triple glazed window to side. Wall mounted replaced thermostatically controlled electric heater. Coved ceiling. Fitted full height shelving unit.

Bathroom

Modern white three piece suite comprising panelled bath with mixer taps, shower attachment and shower over. Vanity wash hand basin with mixer taps and storage cupboard below. Low level WC with concealed cistern. Part tiled walls. Chrome effect heated towel rail. Extractor fan. Tiled flooring.

EXTERIOR

Communal Gardens

Well maintained lawned gardens with various mature flowers, trees and shrubs. Paved driveway leading to parking area at the rear of the property.

Allocated & Visitor Parking

Individual allocated parking along with ample visitor parking.

Further Information

We understand from the owner that the lease was extended to 999 years in 2017.

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.

