LAMB & CO

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Inspired by property, driven by passion.

CHAPMAN ROAD, ESSEX, CO15 6PT

PRICE £125,000

A two-bedroom ground floor flat offered with no onward chain. The property is in need of refurbishment, presenting an excellent opportunity for buyers to modernize to their own taste. Benefits include a private garage, generous potential throughout, and convenient ground floor access. Ideal for investors, first-time buyers, or those seeking a project.

- Two Bedrooms
- No Onward Chain
- Garage
- Scope To Improve
- Close To Local Amenities
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM TWO

10'8" x 8'0" (3.25m x 2.44m)

LOUNGE

16'0" x 11'0" (4.88m x 3.35m)

BEDROOM ONE

13'0" x 11'0" (3.96m x 3.35m)

KITCHEN

11'9" x 9'0" (3.58m x 2.74m)

BATHROOM

9'4" x 5'4" (2.84m x 1.63m)

OUTSIDE FRONT

GARDEN

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Leasehold Information

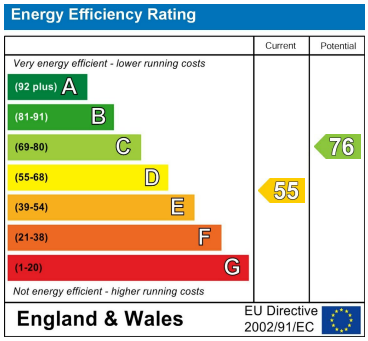
Lease Term Remaining: 944
Ground Rent: £10 Per annum
Service Charge: £1.500 Per annum

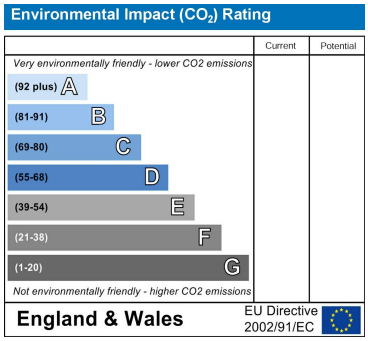
Material Information

Council Tax Band: B
Heating: Electric storage heaters
Services: Mains water & electric
Broadband: Ultrafast
Mobile Coverage: O2, EE, Three & Vodafone
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Surface water - Very low. Rivers & sea - Very low
Additional Charges: See leasehold info
Seller's Position: No onward chain
Garden Facing: North East

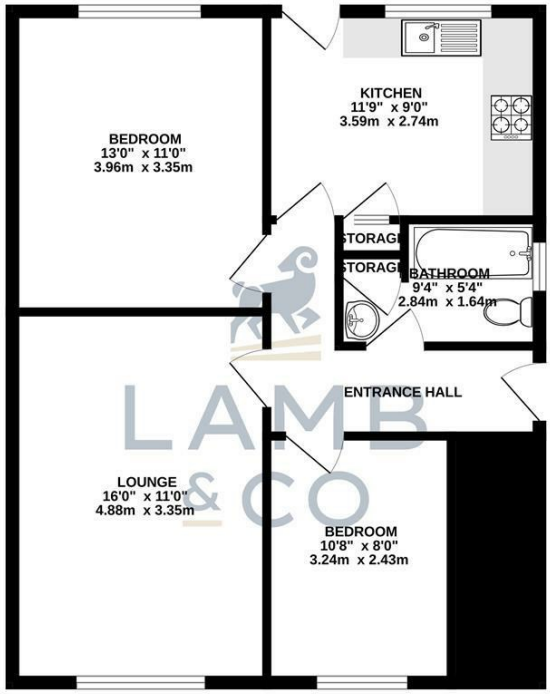
Map

EPC Graphs





Floorplan



TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

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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