



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

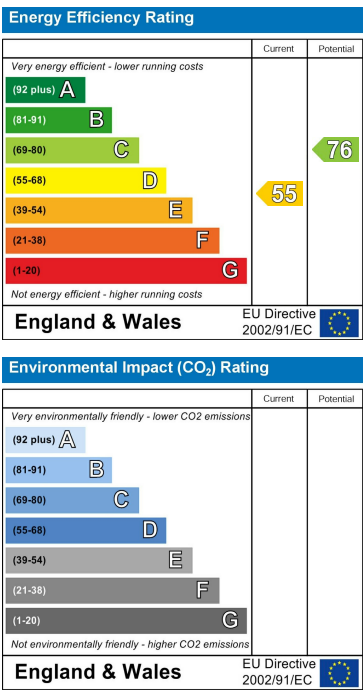
Seller's Position: No onward chain

Garden Facing: North East

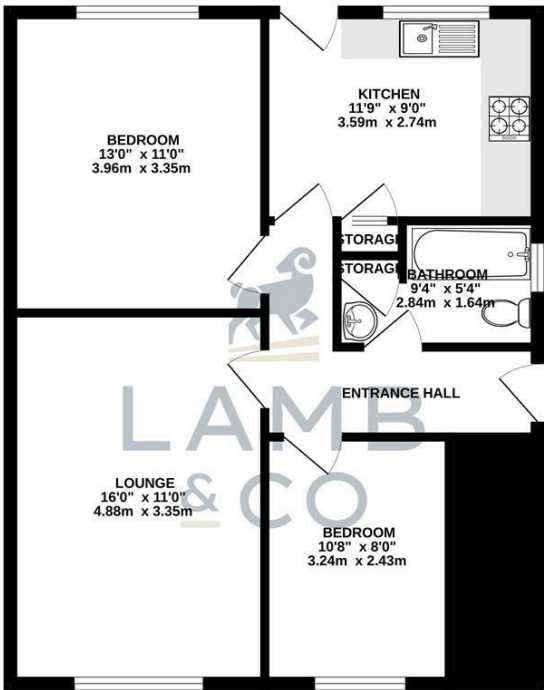
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.