

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Hobart Close, Chelmsford
Guide Price £205,000

** GUIDE PRICE £205,000 - £225,000 **

Presenting to the market this well-appointed two-bedroom flat, offered with no onward chain and appealing to first-time buyers and investors alike. Accessed via a secure communal entrance, the property is situated within a desirable area with excellent transport links nearby and Chelmsford City Centre just a short drive away, providing extensive shopping, dining, and leisure facilities. Everyday essentials are well catered for, with local amenities, public transport, and green spaces all within easy reach.

The flat features a light and airy reception room, beautifully enhanced by a Juliet balcony that provides a pleasant outlook and invites an abundance of natural light—a perfect space for entertaining or relaxing. The separate modern kitchen area creates a practical and functional workspace for everyday living.

The accommodation comprises two well-proportioned double bedrooms, offering flexible space for a variety of lifestyles. The principal bedroom benefits from the privacy of an en-suite, delivering convenience and comfort, whilst the second bedroom provides a spacious and versatile retreat for family or guests. The contemporary bathroom is fitted with a free-standing bath, combining style and relaxation for your daily routine.

This property stands out for its convenience and contemporary design, making it a superb opportunity for those seeking a stylish home or a smart investment in a prime location. Early viewing is highly recommended to appreciate everything this residence has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Disclaimer

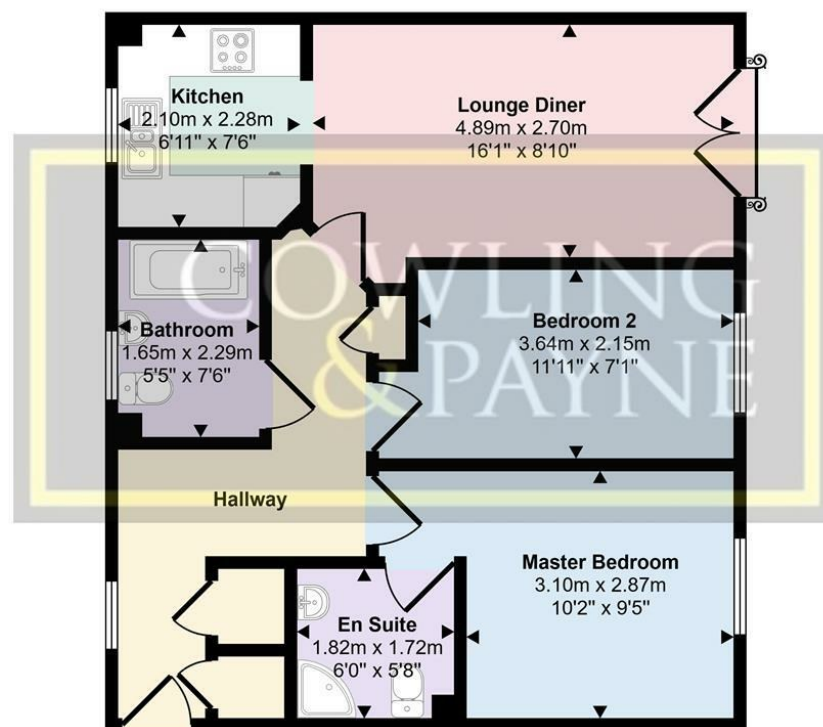
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Once completed, along with other necessary documentation requested the property will be advertised as STC.

Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process.

Approx Gross Internal Area
57 sq m / 617 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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