

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



The Phoenix, Chelmsford  
Guide Price £190,000

\*\* GUIDE PRICE £190,000 - £200,000 \*\*

Cowling & Payne are delighted to present this charming 1-bedroom flat, coming to the market CHAIN FREE. The property is in good condition, ready to welcome its new owners.

The flat boasts a double bedroom that offers generous space, making it perfect for a restful night's sleep. The bedroom is complemented by a modern shower room, designed to provide comfort and convenience.

The property features an open-plan kitchen, seamlessly integrating with the reception room. This layout provides a fantastic space for entertaining, creating a heart warming atmosphere. The kitchen is well-equipped and designed with usability in mind, perfect for those who love to cook.

The flat also includes a reception room, a perfect space to relax and unwind. The open-plan design enhances the flow of natural light, lending the room a bright and airy feel.

Another noteworthy aspect is the property's location, conveniently positioned with easy access to public transport links and local amenities. This makes it an ideal home for couples, sharers, and commuters alike. The convenience of the location combined with the welcoming and comfortable interiors make this property a truly desirable place to live.

The property is being sold chain-free, offering a hassle-free purchase process for the potential buyer.

In summary, this one-bedroom flat is a fantastic opportunity for those seeking a comfortable and convenient living space. The inviting interiors and beneficial location make it a property not to be missed.

\*\* library photos used for the listing \*\*\*



| 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

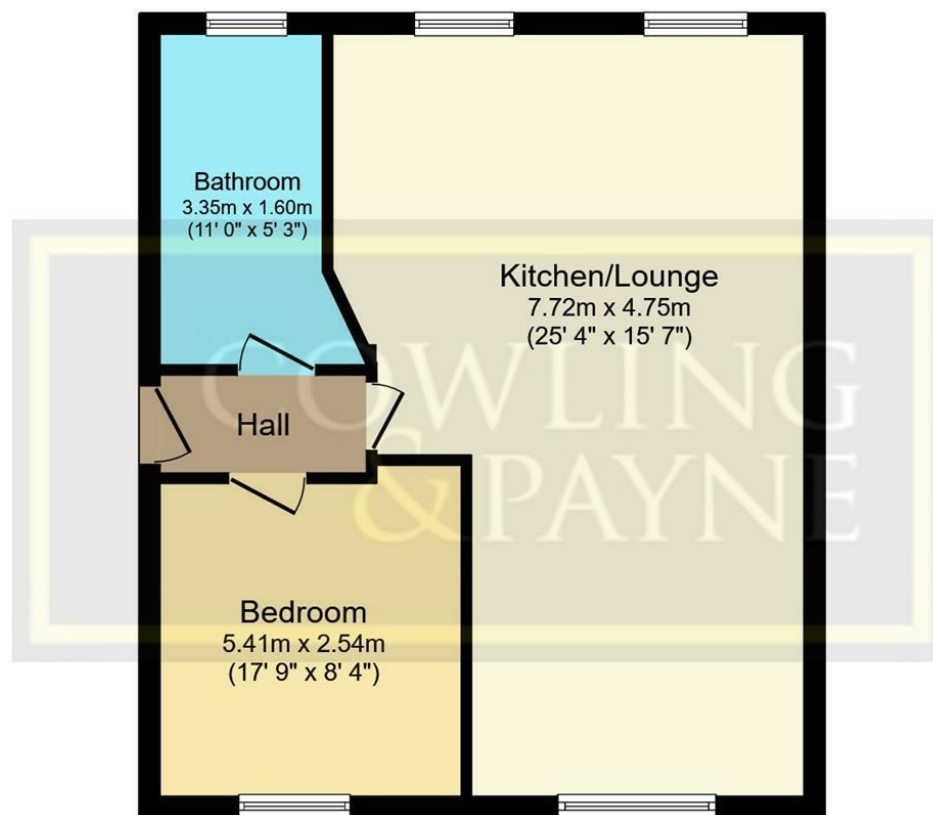
## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

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.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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