



7 Centris

74 Goldlay Avenue, Chelmsford, CM2 0TN

Offers In Excess Of £165,000



Being offered chain free, is this modern one bedroom apartment near Chelmsford City Centre. Accommodation comprises: Open plan lounge/fitted kitchen, bedroom and bathroom. There is a good sized balcony off the lounge and one allocated parking space.



HALLWAY:

Front door, beech laminate wood flooring, cupboard housing hot water system, wall mounted video entry phone system, wall mounted under floor heating control and doors leading to all rooms.

LIVING AREA: 52'6" x 11'4" (16 x 3.45)

Full length double glazed door to side giving access to balcony, laminate wood flooring with wall mounted under floor heating control.

KITCHEN:

Selection of base and wall units in Beech complimented by a Royal granite laminate work surface. Integrated Bosch electric oven and four ring hob with hood over, integrated fridge/freezer, washing machine and dishwasher, stainless steel sink and drainer with mixer taps, under cabinet lighting, down lights to ceiling, splash back tiles, wood laminate flooring.

BEDROOM: 12'0" x 10'0" (3.66 x 3.05)

Double sized bedroom with wood effect laminate flooring, window to side, wall mounted under floor heating control.

BATHROOM:

3 piece suite in white comprising of a panel enclosed bath with shower attachment, WC, basin and shaver socket. Tiled floor with under floor heating.

EXTERNAL:

Good sized balcony with access from the lounge. The flat comes with 1 allocated parking space in the car park to the rear of the building. There is bin & bike store off the main lobby.

INFORMATION:

Lease: 125 years from 2007, 110 years remaining.
Service Charge: £ 2323 / year or £580 / quarter.
Ground Rent: £250 / year

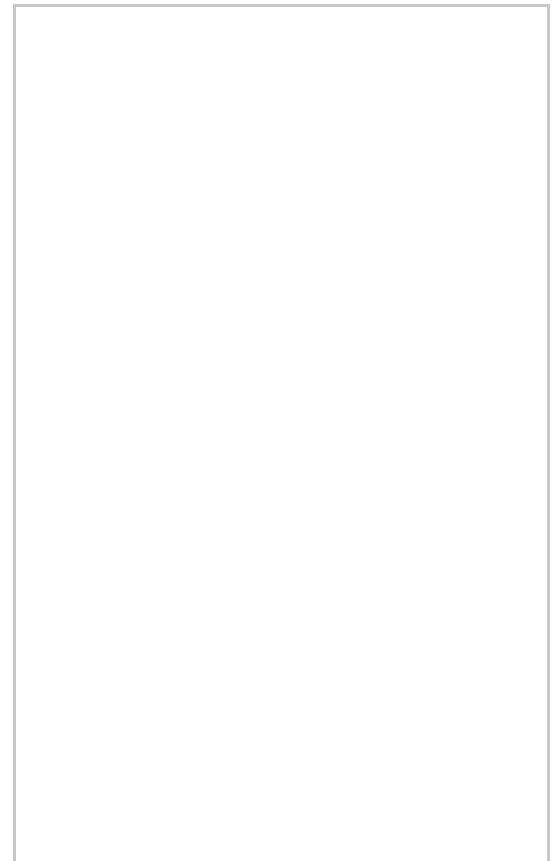
Council Tax Band: B

Pets are not permitted under the head lease of the building.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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	

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