



12 Shire Gate

Century Tower, Chelmsford, CM2 0FQ

Offers In The Region Of £275,000



Situated in the heart of Chelmsford City Centre is this ground floor two bedroom flat. Being offered with NO ONWARD CHAIN and benefiting from en-suite, and underground allocated parking. This amazing property is not one to be missed and viewings are advised!

The exceptional Century Tower development situated in the heart of the City. The property sits 0.3 miles walking distance to Chelmsford Train Station serving London Liverpool Street.

The building is under new management and flat owners have a Right to Manage company in place. Essentially, the service charge budgets are decided by leaseholders and not managing agents so leaseholders now have complete control over what work is carried out in the block and prices won't become excessive.

Please call 01245 266088 or email property@elwelltaylor.co.uk to book a viewing!



HALLWAY: 18'3 x 3'11 (5.56m x 1.19m)
Hard wood effect flooring, 2 x cupboards.

LOUNGE/DINER: 21'4 x 17'04 (6.50m x 5.28m)
Hard wood effect flooring, tall windows over looking the park and river. Open plan to:

KITCHEN AREA:
Selection of base and wall cupboards in white. Built in electric oven and 4 ring hob with extraction over. Integrated fridge/freezer. Space for washing machine. Tiled flooring.

BEDROOM 1:
Double sized bedroom with carpet to floor, tall windows to side aspect, built in blinds. Radiator.

EN-SUITE:
Walk in shower cubicle, WC and basin with mirror over and heated towel rail.. Tiled floor and part tiled walls.

BEDROOM 2: 13'10 x 9'06 (4.22m x 2.90m)
Double sized room with carpet to floor, wall length window to side, radiator.

BATHROOM:
Panel-enclosed bath with shower attachment, WC, basin with mirror over and heater towel rail. Tiled floor & half wall.

INFORMATION:
The property is ideally located over looking Central Park and a short walk to the City Centre. There is an allocated parking bay with the flat.

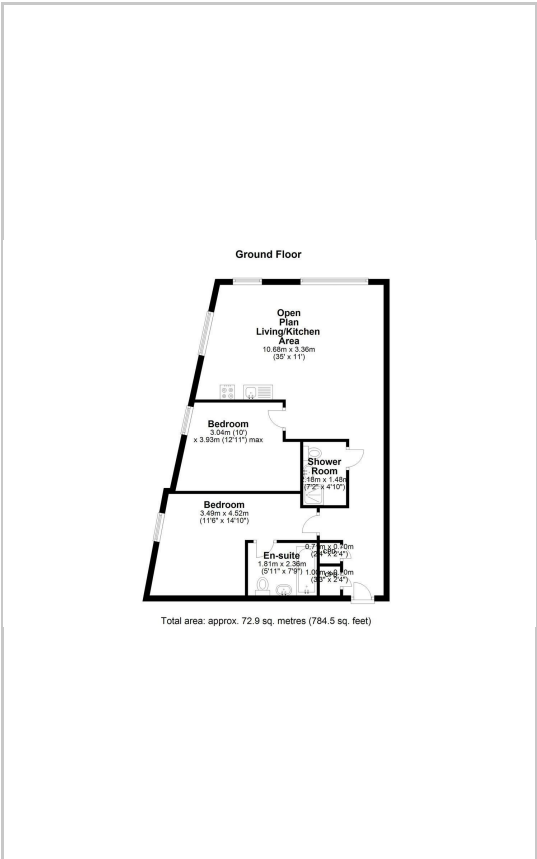
Lease length: 125 YEARS FROM 2015
Years Left: 116

Service Charge: £390.00/ month (due to decrease in April 2025)
Ground Rent: £350 PA

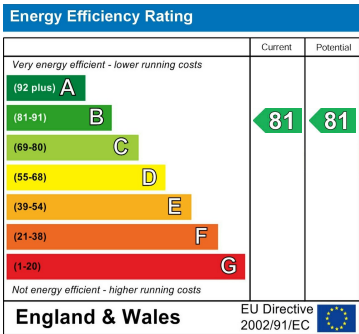
Area Map



Floor Plans



Energy Efficiency Graph



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