



## Springfield Road

Chelmsford, CM2 6JQ

Leasehold  
Tax Band: B

**£190,000**



**REDUCED FOR A QUICK SALE!** Located within a stone's throw to the city centre is this **GROUND FLOOR RETIREMENT APARTMENT** that offers a **SPACIOUS 16' LOUNGE**, two good sized bedrooms, plus entrance hall, **MODERN KITCHEN & SHOWER ROOM**, resident & visitors parking, and an array of communal amenities. Offered for sale with **NO ONWARD CHAIN**.



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## Communal Entrance:

Secure telephone entry system, entrance door to flat, access to all communal facilities (lounge, garden etc.)

## Entrance Hall:

Doors to lounge diner, kitchen, bedroom one, bedroom two, shower room, storage heater, cupboard.

## Lounge Diner:

16' x 11'2" (4.88m x 3.40m)

Double glazed window to side, storage heater.

## Kitchen:

10'4" x 7'4" (3.15m x 2.24m)

Double glazed window to side, range of wall and base units, square edge work surfaces with sink inset, cooker with extractor over, fridge freezer, washing machine, part tiled walls.

## Bedroom One:

13'8" > 12'9" x 10'3" (4.17m > 3.89m x 3.12m )

Double glazed window to front, fitted wardrobes, electric heater.

## Bedroom Two:

8'11" x 6'11" (2.72m x 2.11m)

Double glazed window to front, wood effect flooring.

## Shower Room:

7' x 5' (2.13m x 1.52m)

Fully tiled shower cubicle, low level W/C, vanity hand wash basin, towel radiator, tiled walls.

## COMMUNAL SPACES:

Communal garden, communal lounge and kitchen area, laundry room, guest suite, and well maintained gardens

## EXTERIOR:

## PARKING:

Residents private and visitors parking.

## LEASEHOLD INFORMATION:

Ground Rent: £328 per annum

Service Charge: £288 monthly

All values are approximate values and would have to be confirmed with the management company.

## AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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