



## Cathedral Walk

Chelmsford, CM1 1NX

**Guide Price £215,000**

Leasehold  
Tax Band: B



Perfectly situated in the heart of the City Centre is this RARELY AVAILABLE TOP FLOOR modern apartment, offered for sale by Hamilton Piers of Chelmsford. IMMACULATELY PRESENTED throughout and offering an OPEN-PLAN LIVING AREA with modern kitchen and BALCONY, two good-sized bedrooms, modern bathroom and situated within a stone's throw to Chelmsford's mainline train station. Ideal for commuters or as a BUY TO LET, with an excellent rental yield expected. View today!



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## Communal Entrance:

Secure telephone entry system, stairs to second floor, door to flat.

## Entrance Hall:

Stairs to landing.

## Landing:

Double doors to open plan living area, bedroom one, bedroom two, bathroom, velux window, electric heater, cupboard, wood effect flooring.

## Open Plan Living Area:

14' x 11'10" (4.27m x 3.61m)

Bi-folding doors to balcony, velux window to rear, wood effect flooring, open plan to:-

## Kitchen:

Range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated low level oven, hob with extractor over, washing machine, under counter fridge, part tiled walls.

## Bedroom One:

13'8 max x 10'10" > 8'6" (4.17m max x 3.30m > 2.59m)

Double glazed window to rear, electric heater.

## Bedroom Two:

7'6" x 6'8" (2.29m x 2.03m)

Double glazed window to front, electric heater.

## Bathroom:

7'5" x 7' > 4'8" (2.26m x 2.13m > 1.42m)

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls.

## Exterior:-

## AGENTS NOTES:-

LEASEHOLD INFO - 177 years remaining approx, service charge £950, ground rent £250.



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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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