



## Rainsford Road

Chelmsford, CM1 2XB

**Asking Price £210,000**

Leasehold  
Tax Band:



An ABSOLUTELY IMMACULATE first-floor apartment located on the very edge of Chelmsford's CITY CENTRE - being sold with a complete onward chain and boasting an IMPRESSIVE 21' BEDROOM, entrance hall with video-entry system, OPEN PLAN LOUNGE with adjoining MODERN KITCHEN, modern bathroom, under-floor heating, LIFTS to all floors, private gated parking area and a LONG LEASE - with very reasonable service charges. Ideal for commuters or as a buy to let! Contact Hamilton Piers to view.



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## Communal Entrance:

Secure video entry system, lift and stairs to first floor, entrance door to flat.

## Entrance Hall:

Doors to open plan living area, bedroom, bathroom, cupboard, oak flooring, under floor heating.

## Open Plan Living Area:

16'2" x 11'6" (4.93m x 3.51m)

Two double glazed windows to front, oak flooring, under floor heating, open to plan to:-

## Kitchen:

Range of wall and base units, square edge marble effect work surfaces with stainless steel sink inset, mirrored splash backs, LED underlighting integrated fridge freezer, low level oven, hob with extractor over, dishwasher, washing machine.

## Bedroom:

21'1" x 8'5" (6.43m x 2.57m)

Double glazed window to front, oak flooring, underfloor heating.

## Bathroom:

9'1" x 4'10" (2.77m x 1.47m)

Panel bath with shower over, low level W/C, vanity hand wash basin, LED mirror, chrome towel radiator, tiled walls and flooring.

## Exterior:

Secure gated allocated parking space, with 2 visitors spaces and external CCTV.

## Leasehold Information:

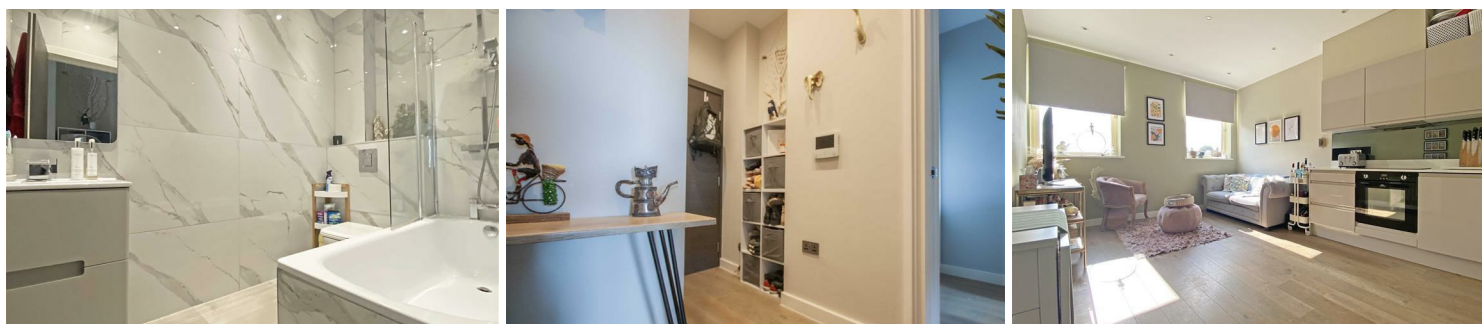
Years Remaining: 121 Approx

Service Charge: £1692.54 Per Annum.

Ground Rent: £250 Per Annum.

## Additional Benefits:

- Fibre internet
- Sky satellite



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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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