



41, 6, Friars House Parkway, Chelmsford, CM2 0NF Offers in excess of £195,000

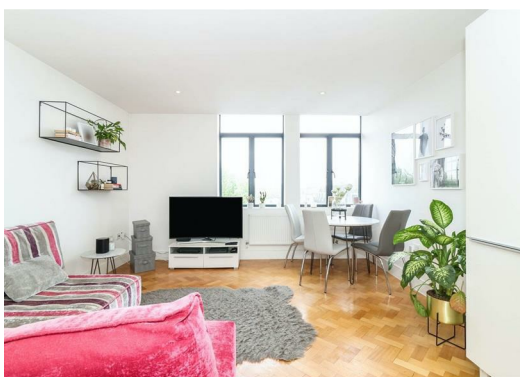
Nestled in the heart of Chelmsford, this charming two-bedroom apartment on Parkway offers an open-plan/lounge/diner, two bedrooms and a bathroom.

Perfectly located in the bustling Chelmsford City Centre, Friars House has the recently developed Bond Street area, including John Lewis department store, just a few minutes' walk away, High Chelmer and Meadows shopping centres, along with the city's main retail streets on its doorstep, offering both high-street names and independent boutiques, as well as a variety of cafés, food takeaways and restaurants.

There are a diverse range of leisure pursuits within a stones through including gyms, leisure centres and the Essex County Cricket Club which hosts County Championship, T20 and international cricket matches.

For the commuter, rail journeys into London Liverpool Street take around 35 minutes from Chelmsford train station. There are also multiple junctions with the A12 around the City connecting with the M25 and East London.

Whether you are looking to invest in your first home or seeking a rental opportunity, this apartment on Parkway presents an ideal opportunity.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

