



## Lambourne Chase, Chelmsford

Auction Guide £220,000



- Well presented two bedroom second floor flat
- Lovely size lounge and kitchen
- Main bedroom with en-suite
- Family bathroom
- Gas Central Heating
- Allocated parking
- Modern décor throughout
- Ideal first time purchase
- Moments drive into Chelmsford City Centre and railway station
- Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £220,000



## Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £220,000

**Well presented two bedroom second floor modern flat. Located within moments drive into Chelmsford City Centre and railway station. Accommodation boasts, secure intercom entry, spacious entrance hall, lovely size main bedroom with en-suite shower room, good size second bedroom and family bathroom. Large open plan lounge/diner and kitchen. The property also has two allocated parking spaces.**

Enter the building via secure intercom entry.

Impressive entrance hall gives access to all rooms. Airing cupboard.

Family bathroom comprises, white panel bath fitted with hand held shower attachment, wash hand basin and low level wc. Heated towel rail. Part tiling to walls.

Main bedroom 11'5 x 8'7 double glazed window.

En-suite comprises shower, wash hand basin and low level wc. Part tiling to walls. Tiled flooring. Obscure double glazed window.

Bedroom two 11'5 x 11'3 dual aspect double glazed windows.

Large lounge/diner 20'8 x 15'10 boxed bay double glazed window, double glazed window to side. Wooden style flooring.

Kitchen 9'8 x 5'6 wall and base mounted units with matching storage drawers. Worksurfaces with matching upstands housing sink drainer. Gas hob, electric oven, stainless steel extractor hood. Space for other appliances. Continuation of wooden flooring.

The property also has allocated parking.

Further Details:

Length of lease: Approximately 114 years remaining.

Annual Ground Rent: Approximately £175.00 paid 6 monthly

Annual Service Charge: Approximately £2,160 per annum

Council Tax Band: C

Local Authority: Chelmsford

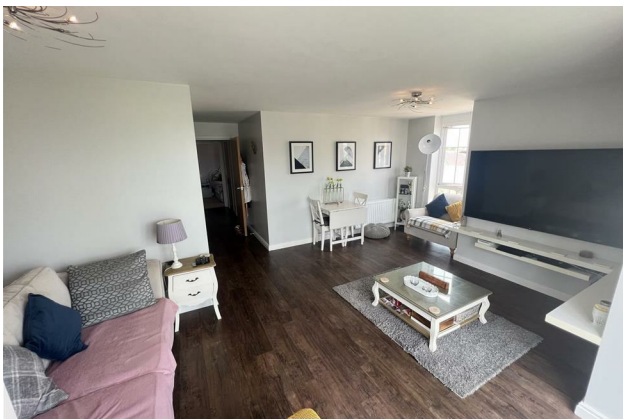
Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



# Local Life

Great Baddow can be found on the outskirts of Chelmsford located close to local amenities and A12/A130 road links. A moments drive to Chelmsford City Centre where you can hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street.

Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film.

Chelmsford is an ideal location for growing families, commuters, and the young at heart.



Floor P

