



Regina Road, Chelmsford

Offers Over £330,000



- Well presented two bedroom top floor flat
- Secure intercom entry
- Entrance hall
- Three piece bathroom
- Two good size bedrooms
- En-suite shower room
- Lounge with Juliette style balcony
- Good size kitchen
- 0.4 miles to Chelmsford City Centre and railway station close to Riverside Leisure Centre & Retail Parks
- Allocated parking space



Well presented two bedroom flat, offered for sale with secure intercom entry. 0.4 miles to Chelmsford City Centre and railway station. Close to Riverside Leisure Centre and Retail Parks. Accommodation boasts, entrance hall, lovely size lounge, kitchen, two well proportioned bedrooms, en-suite shower room plus three piece bathroom. Ideal first time purchase or investment opportunity. Allocated parking space

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and close coupled wc. Tiling to walls. Tiled flooring.

Main bedroom 12'3 x 11'7 double glazed window. Fitted sliding door wardrobe.

En-suite comprises, larger than average shower, wash hand basin and close coupled wc. Tiling to walls. Tiled flooring.

Bedroom two 12'2 x 10'3 double glazed window.

Lovely size lounge/kitchen 23'7 x 12'1 French double glazed doors open onto Juliette style balcony, double glazed window. Wooden style flooring.

Kitchen offers high gloss wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Electric hob, oven, stainless steel extractor hood. Space for other appliances. Continuation of flooring.

Allocated parking space.

Further Details:

Length of lease: 996 year remaining

Annual Maintenance Charge:: £1,200

Annual Ground Rent: £0

Council Tax Band: E

Local Authority: Chelmsford

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



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Local Life

Chelmsford is the perfect place for anyone who wants the best of both worlds. 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 Plan



