



Burnell Gate, Chelmsford

Offers Over £270,000



- Well presented throughout
- Ground floor two bedroom maisonette with access to communal gardens
- Idea location for local shops, schools and good transport links
- Popular Beaulieu Park location with easy access to new railway station (currently under construction)
- Nice size lounge and kitchen/diner
- Two bedrooms
- Three piece family bathroom
- Off street parking
- 100 year lease remaining
- Ideal first time purchase or investment opportunity



Well presented two bedroom ground floor maisonette. Found on the ever popular Beaulieu Park Chelmsford. Close to local amenities, popular schools and soon to be new railway station, currently under construction. Accommodation boasts, entrance hall, lovely size lounge and kitchen/diner. First floor is home to two bedrooms and family bathroom. The property also has off street parking and access to communal gardens. Ideal first time purchase or investment opportunity.

Entrance hall commences with stairs leading to first floor accommodation.

Open plan lounge overlooks the front aspect. Bay double glazed window. Wooden style flooring. Smooth to coved ceiling.

Kitchen/dining room 17'3 x 10'2 opens onto communal grounds via French double glazed doors. Range of wall and base mounted units with matching storage drawers and under unit lighting. Worksurfaces housing sink drainer with swan neck mixer tap. Tiling to splash backs. Gas four ringed hob, oven and extractor hood to remain. Tiled and wooden style flooring.

First floor landing is home to two well proportioned bedrooms and family bathroom.

Bedroom one 11'3 x 10'2 double glazed window to front.

Bedroom two 12'8 x 7'3 double glazed window to rear.

Bathroom comprises white panel bath fitted with shower/mixer tap and glass splash screen door. Wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

The property has access onto communal grounds and off street parking.

Further Details:

Length of Lease: Approximately 99 years remaining.

Service Charge: £123.46 per month

Ground Rent: £125.00 paid 6 monthly

Council Tax Band: C

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

Beaulieu Park is a community location with sought after schools and amenities. Railway station currently being constructed that will serve a new development in Boreham, approximately 3 miles to the north-east of Chelmsford, Essex. It will be situated between Chelmsford to the west and Hatfield Peverel to the east. There are numerous sports and health facilities, and exciting entertainment venues across Chelmsford that are available to the Beaulieu Park community.

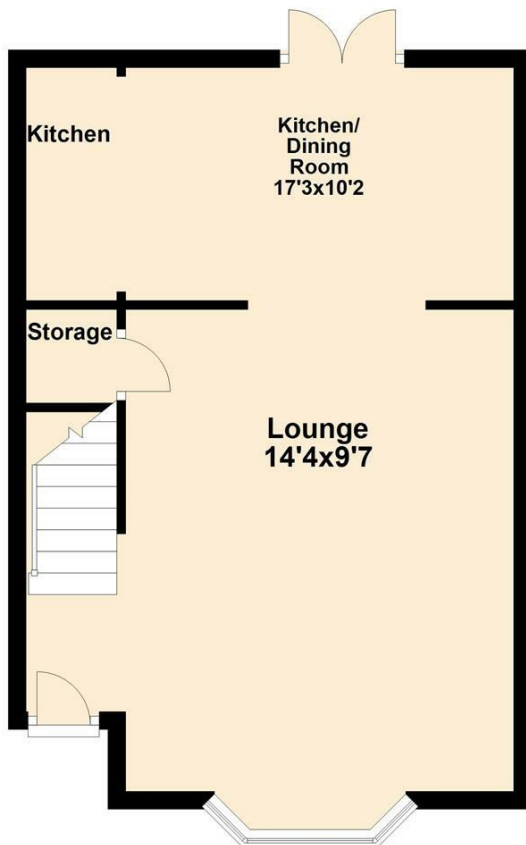
Chelmsford Town Centre is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street.

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



First Floor

