



## Cunard Square, Chelmsford

£252,000



- Immaculately presented throughout
- 3rd floor one bedroom apartment offering secure intercom entry and lift service to all floors
- Allocated parking space
- Found within Chelmsford City Centre location
- Ideally located for railway station with direct links to Liverpool Street
- Access to on-site Gym
- Entrance hall, lovely size lounge/diner/kitchen with balcony, bedroom and bathroom



**Immaculately presented one bedroom 3rd floor apartment found within the heart of Chelmsford City Centre. Close to railway station with direct links to Liverpool Street. The property offers secure intercom entry, access to on-site Gym, lift service plus one allocated parking space. Accommodation boasts, entrance hall, three piece bathroom, double bedroom, stunning open plan lounge/diner/kitchen and balcony. Approximately 990 year lease remaining.**

## **GUIDE PRICE £250000-£260000**

Enter the building via secure intercom entry. Lift service to all floors.  
Spacious entrance hall gives access to all rooms. Two storage cupboards, meter cupboard plus airing cupboard.

Bedroom 11'4 x 10'9 double glazed window. Fitted sliding door mirror fronted wardrobe.

Bathroom comprises white panel bath fitted with shower mixer tap, "Rainfall" style shower plus glass splash screen door. Wash hand basin and close coupled WC. Part tiling to walls. Tiled flooring.

The heart of the home is the well presented open plan lounge/dining area/kitchen 18'8 x 16'9. Double glazed sliding doors open onto delightful balcony. Wooden style flooring. Open plan kitchen offers high gloss wall and base mounted units with matching pan size storage drawers. Work surfaces with upstands housing sink drainer. Hob, oven and stainless steel extractor hood to remain. Continuation of flooring.

The property also has one allocated parking space.

### Further Details:

Approximate length of lease: 990 years remaining

Annual Service Charge: £1,600

Annual Ground Rent: £200.00

Council Tax Band: C

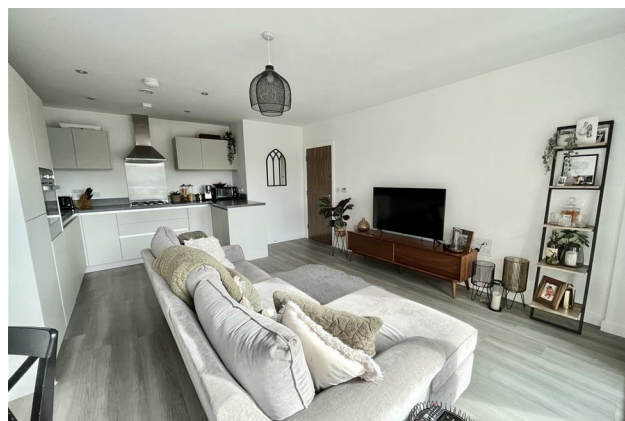
Local Authority: Chelmsford

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.

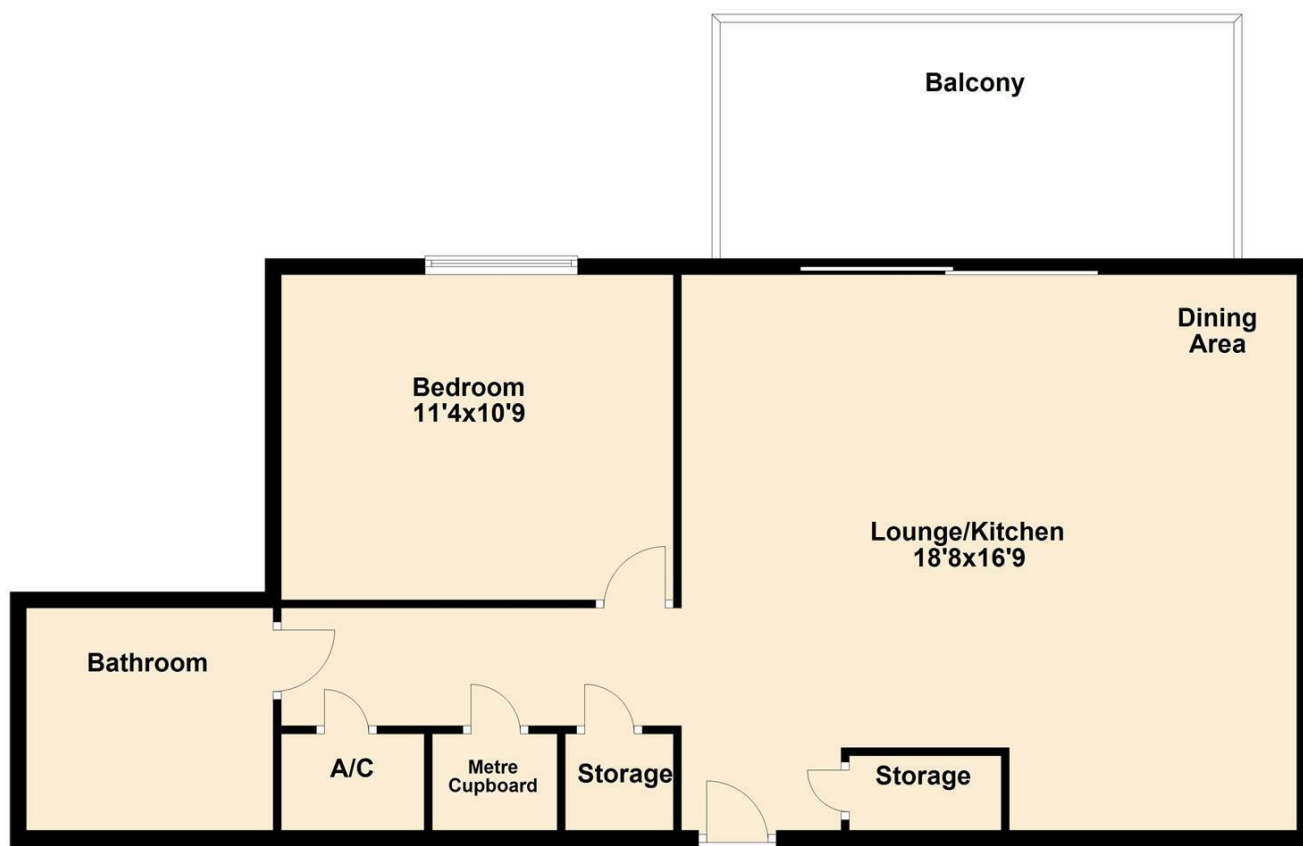


# Local Life

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





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