



## Barnard Road, Chelmsford

£190,000



- Well presented first floor flat
- Popular Galleywood location
- Easy access to local shops, schools and A12 road links
- Secure intercom entry
- Loft space and storage shed
- All electric but main gas available
- Lounge, kitchen, bedroom and shower room
- Ideal first time purchase or investment opportunity



**Well presented one bedroom first floor flat offered for sale within popular Galleywood location. Close to local amenities and A12 road links. Accommodation boasts entrance hall with secure intercom entry, three piece shower room, double bedroom, lounge and kitchen. Plenty of storage space including loft and outside storage shed. Length of lease approximately 90 years remaining. Ideal for a first time purchase or investment opportunity.**

Enter the building via secure intercom entry. Stairs to all floors.

Spacious entrance hall gives access to all rooms. Storage cupboard.

Modern kitchen 11'4 x 6'6 double glazed window. Range of wall and base mounted units with matching storage drawers.

Complimentary worksurfaces housing sink drainer with swan neck mixer tap. Electric hob, electric oven, extractor hood to remain.

Space for other appliances. Colour washed wooden style flooring. Smooth ceiling with spotlighting.

Shower room comprises shower cubicle, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Double bedroom 11'5 x 10'0 double glazed window. Wooden style flooring. Coved ceiling.

Lovely size lounge/diner with modern décor 14'10 x 11'5 double glazed window. Colour washed wooden style flooring. Coved ceiling with spotlighting.

Further Details:

Length of lease: Approximately 90 years

Service Charge: £800.00 per annum approximately

Ground Rent: £10.00 per annum approximately

The property is electric but mains gas is available

Council Tax Band: B

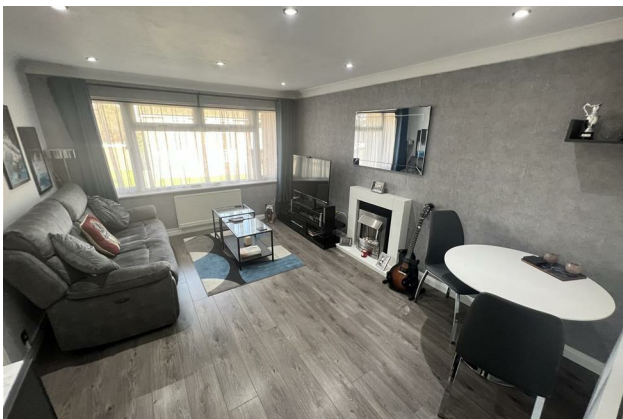
Local Authority: Chelmsford Outside storage shed

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.

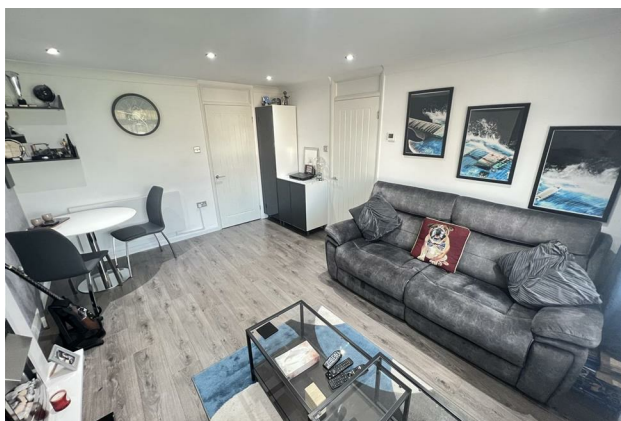


# Local Life

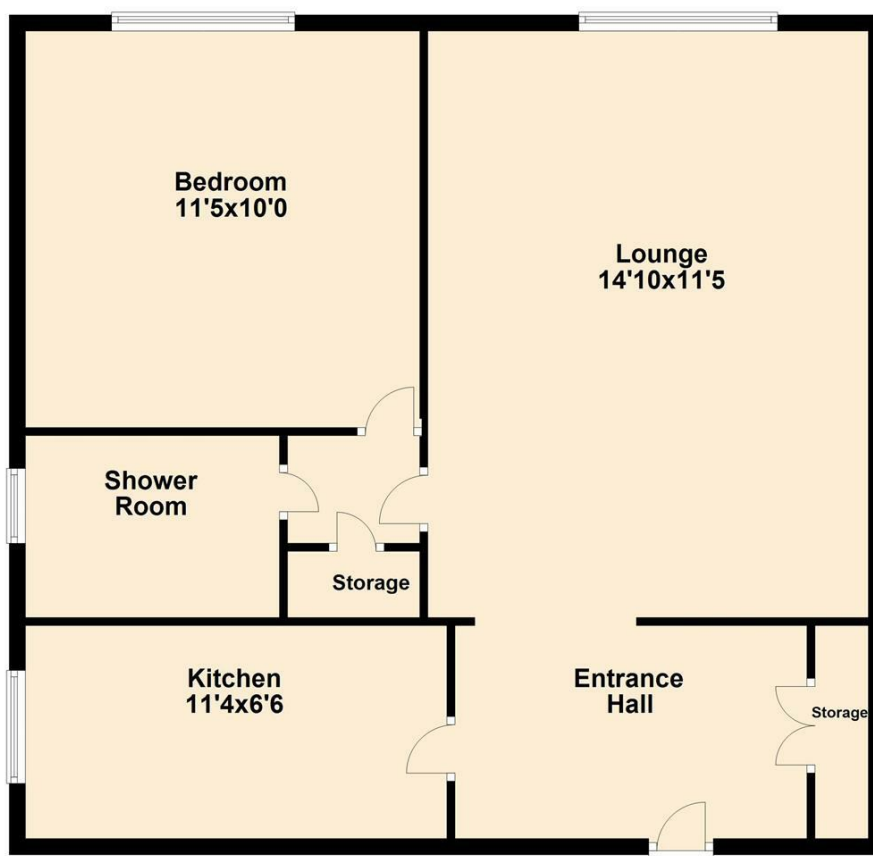
Galleywood is a lovely village that offers beautiful walks, pubs, a church and is surrounded by masses of stunning countryside.

The village also includes one of Chelmsford's main parks, Chelmer Park, which provides many sporting facilities for hockey, football, cricket and netball etc. There are also children's play areas for the whole family's enjoyment. It's hard to believe that Galleywood is only around a 10-minute drive from the city centre!

Galleywood Common is perfect for anyone who loves a scenic walk through open fields and woodland. There are many routes and public footpaths to enjoy and there is a lot of history associated with the area. Galleywood Common's historic racecourse was also one of the oldest racecourses in England and it is estimated that it was around



Floor Plan





[Colubrid.co.uk](http://Colubrid.co.uk)