



Harry Lemon Court, Springfield, Chelmsford

£315,000



- Immaculately presented throughout
- Top floor two bedroom flat with fantastic views
- Secure intercom entry and two allocated parking spaces
- Ideally positioned for Beaulieu Square, shops, local amenities and access to "outstanding" Beaulieu Park School
- Easy access to the "Soon to be" railway station with direct links to Liverpool Street to be finished December 2025
- Length of lease 994 years remaining
- Impressive entrance hall
- Open plan lounge/diner/kitchen with modern décor and "Juliette" style balcony
- Two well proportioned bedrooms and family three piece bathroom



Nestled in the charming Harry Lemon Court in Springfield, Chelmsford, this immaculately presented top floor flat is a true gem waiting to be discovered. Boasting two bedrooms, open plan lounge/diner/kitchen and a modern bathroom, this property offers comfortable living spaces ideal for individuals or small families.

One of the standout features of this flat is its fantastic views, providing a picturesque backdrop to everyday life. With two allocated parking spaces, convenience is at the forefront, making coming home a breeze after a long day.

The location of this property is simply unbeatable, being ideally positioned for Beaulieu Square, local amenities, shops and the Outstanding Beaulieu Park School. Whether you're looking to enjoy a leisurely stroll in the neighbourhood or need easy access to essential services, this flat caters to all your needs.

Upon entering, you are greeted by an impressive entrance hall with secure intercom entry, ensuring both security and peace of mind. The open plan lounge/diner/kitchen is perfect for entertaining guests or simply relaxing in style.

Two well-proportioned bedrooms offer a cosy retreat, while the three-piece bathroom provides a touch of luxury to your daily routine. With a remarkable 994-year lease remaining, this property not only offers a comfortable present but also a secure future for its lucky new owners.

Don't miss out on the opportunity to make this flat your own and experience the best of Chelmsford living in style and comfort.

Enter the building via secure intercom entry.

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

Bedroom one 13'6 x 11'8 dual aspect double glazed windows. Sliding door built in wardrobe.

Bedroom two 14'5 x 7'2 double glazed window.

Bathroom 7'5 x 7'0 comprises bath fitted with shower and glass splash screen door. Wash hand basin and close coupled WC. Part tiling to walls.

Lovely size open plan lounge/diner/kitchen 22'10 x 15'8 double glazed windows. French double glazed doors with "Juliette" style balcony. Wooden style flooring.

Open plan kitchen offers a range of wall and base mounted units with matching pan size storage drawers and under unit lighting. Work surfaces housing sink drainer. Hob, oven and extractor hood to remain. Continuation of flooring.

The property also has two allocated parking spaces.

Further Details:

Length of Lease: 994 years remaining.

Ground Rent: tbc

Service Charge: tbc

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

Springfield Chelmsford has been a civil parish of the Borough of Chelmsford in Essex, since 1907. The parish takes in the portion of the town north of river Chelmer and west of the A12 bypass.

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



