



Fawkner Close, Chelmsford

Guide Price £180,000



- Well presented 1st floor flat with allocated parking space
- Close to Chelmer Village Square and local amenities
- Ideal first time purchase or investment opportunity
- Enter building via secure intercom entry
- Newly fitted modern kitchen
- Large bedroom with Juliette style balcony
- Three piece bathroom
- Good size lounge
- Close to Bus routes, easy access to link roads, moments drive into Chelmsford City Centre



GUIDE PRICE £180,000 - £200,000

Well presented one bedroom first floor flat found in Fawkner Close, Chelmsford. Perfect for first-time buyers or investors, this flat boasts a newly fitted modern kitchen, a welcoming size lounge, three-piece bathroom, and a comfortable bedroom.

Convenience is key with an allocated parking space and secure intercom entry, ensuring peace of mind and hassle-free living. Situated near Chelmer Village Square, Retail Parks, and parks, you'll have everything you need right at your doorstep. Easy access to link roads and Chelmsford City Centre makes commuting a breeze, offering the perfect blend of tranquility and urban convenience.

Don't miss out on this fantastic opportunity to own a stylish flat in a sought-after location. Book a viewing today and step into your new home at Fawkner Close!

Enter the building via secure intercom communal entry.

Inner lobby gives access to entrance hall.

Bedroom 12'8 x 12'1 Sliding door opens onto Juliette style balcony. Double glazed window. Wooden style flooring. Smooth to coved ceiling.

Newly fitted kitchen 11'6 x 8'7 offers an array of high gloss wall and base mounted units with matching pan size storage drawers. Complimentary worksurfaces housing sink drainer with swan neck mixer tap. Electric hob, oven and extractor fan to remain. Space for other appliances. Wooden style flooring. Double glazed window.

Lounge 12'7 x 10'5 double glazed window. Wooden style flooring. Smooth to coved ceiling.

Bathroom comprises panel bath, wash hand basin and low level wc. Tiling to walls. Wooden style flooring.

The property also has allocated parking.

Further Details:

Length of lease: Approximately 99 years remaining.

Approximate Ground Rent: £25.00 per annum

Approximate Annual Service Charge: £599.50.

Council Tax Band: B

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.

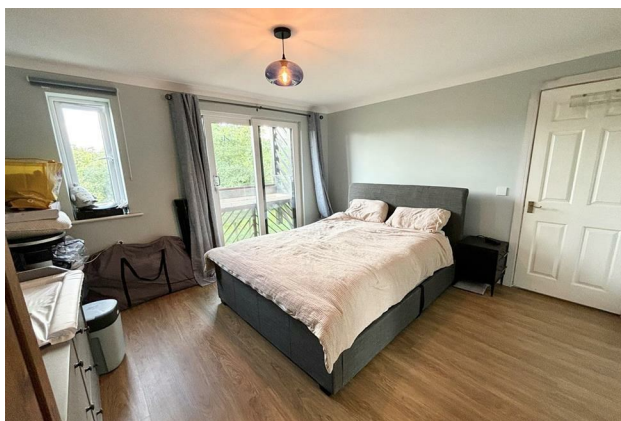
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

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

Chelmer Village is a housing, retail and industrial development in the East of Chelmsford, Essex. The development was started by Countryside Residential PLC in 1978. Popular community village giving easy access to A12/A130 road links. Close to Chelmer Village and Springfield Retail Parks, moments drive to Chelmsford City Centre, where you can enjoy a choice of amazing food at a variety of pubs, restaurants and shops. Also you can visit the infamous Chelmsford Historic Cathedral.



Floor Plan

