

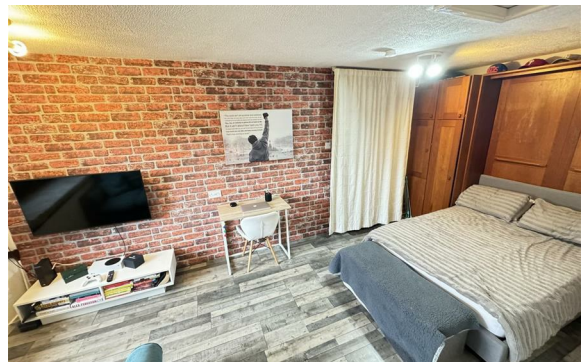


## Henniker Gate, Chelmsford

Guide Price £130,000



- Ideal first time purchase
- Spacious 1st floor studio flat found in popular Chelmer Village location
- Impressive size. Communal entrance and communal parking
- Approximate length of lease 80 years
- Close to Chelmer Village Square, Parks and Retail Parks, easy access to A12/A130 link roads
- Great transport links nearby. Moments drive into Chelmsford City Centre and railway station
- Loft space for extra storage
- Large open plan lounge/bedroom, three piece bathroom and kitchen



**Nestled in the sought-after Chelmer Village location, Henniker Gate, Chelmsford. This well presented studio flat is the perfect opportunity for a first-time buyer. Situated conveniently close to Chelmer Village Square, parks, and retail parks, this property offers both comfort and convenience.**

**Upon entering, you are greeted by a spacious open plan lounge/bedroom that provides a versatile living space to suit your needs. Three-piece bathroom and a well-equipped kitchen is perfect for whipping up your favourite meals.**

**This property boasts a communal entrance hall and communal parking, ensuring both security and convenience for residents. With excellent road links via the A12/A130 and easy access to transport links, this studio flat is not only a cozy abode but also a gateway to seamless travel.**

**Don't miss the chance to make this studio flat your own - an ideal opportunity for those looking to step onto the property ladder. With a lease of approximately 80 years, this property is a gem waiting to be discovered.**

**GUIDE PRICE £130,000 - £145,000**

Enter the building into communal entrance hall.

Open plan lounge/bedroom 19'5 x 9'1 gives access to loft. Double glazed window incorporating window seating.

Kitchen 7'3 x 5'4 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker.

Bathroom comprises two obscure double glazed windows. Bath fitted with shower/mixer tap. Vanity wash hand basin and low level WC. Part tiling to walls.

Further Details:

Communal parking

Length of Lease: Approximately 80 years remaining

Service Charge: tbc

Ground Rent: tbc

Council Tax Band: A

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.

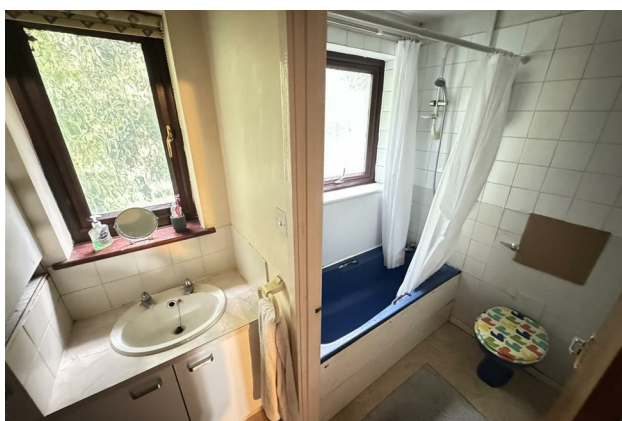
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

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 famous Chelmsford Historic Cathedral.



Floor Plan

