



## Crocus Way, Chelmsford

£190,000



- Well presented two bedroom flat offered for sale with allocated parking
- Secure intercom entry system
- Entrance hall, two bedrooms, three piece bathroom, lounge and kitchen
- Located within sought after residential area, close to road links, retail parks, supermarkets and popular schools
- Moments drive into Chelmsford City Centre
- Ideal first time purchase or investment opportunity



Located in the desirable area of Crocus Way, Chelmsford, this well-presented two-bedroom ground floor flat offers a perfect blend of comfort and convenience. Ideal for both first-time buyers and those looking to downsize, this property is situated close to essential road links, supermarkets, schools, and a variety of local amenities.

Upon entering, you are greeted by a spacious entrance hall that leads to a lovely size lounge, perfect for relaxation or entertaining guests. The modern decor throughout the flat creates a welcoming atmosphere, making it easy to envision yourself settling in. The flat boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The three-piece bathroom is both functional and stylish, catering to all your daily needs.

The kitchen is thoughtfully designed, offering a practical space for culinary pursuits. Additionally, the property benefits from an allocated parking space, ensuring that you have a secure spot for your vehicle.

With Chelmsford City Centre just a short drive away, you will enjoy easy access to a wealth of shopping, dining, and leisure options. This flat is not just a home; it is a lifestyle choice in a vibrant community. Don't miss the opportunity to make this charming property your own.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Bedroom one 13'10 x 12'6 double glazed window.

Bedroom two 10'10 x 7'4 double glazed window.

Bathroom comprises white panel double ended bath fitted with shower and glass splash screen. Vanity wash hand basin and WC. Tiling to walls. Tiled flooring.

Lounge 17'1 x 11'11 dual aspect double glazed windows.

Kitchen 9'1max x 7'8 double glazed window. Range of high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Tiling to splash backs. Hob, oven and extractor hood to remain. Space for other appliances.

The property also has allocated parking.



#### THE SMALL PRINT:

Length of Lease: Approximately 139 years

Annual Ground Rent: £250.00

Annual Service Charge. £1,600

Council Tax Band: B

Local Authority: Chelmsford

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Floor Plan**



