



Abbotts Place, Chelmsford

Offers Over £260,000



- Immaculately presented throughout
- Located approximately 0.6 miles to Chelmsford train station and City Centre
- Close to Retail Parks, Chelmer Village Square, A130/A12 road links
- Perfect location for access to Chelmsford City Centre and Riverside Ice and Leisure Centre
- Approximately 960 year lease remaining
- Allocated parking space
- First floor apartment with central heating
- Entrance hall, lounge, kitchen, two bedrooms and family bathroom
- Ideal first time purchase or investment opportunity
- Close to multiple schools, nursery's and University close by



Welcome to this immaculately presented two-bedroom flat located in the desirable area of Abbots Place, Chelmsford. This charming property is ideally situated just 0.6 miles from Chelmsford train station and City Centre, making it perfect for commuters and those who enjoy the convenience of city living.

As you enter the flat, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen offers a functional space for culinary enthusiasts, while the two comfortable bedrooms provide a peaceful retreat at the end of the day. The family bathroom is tastefully designed, ensuring both style and practicality.

This flat benefits from an allocated parking space, a valuable asset in this bustling area. With approximately 960 years remaining on the lease, you can enjoy long-term security in your new home. The property is conveniently located near retail parks and Chelmer Village Square, providing easy access to a variety of shops and amenities. Additionally, the A130 and A12 road links are close by, enhancing connectivity to surrounding areas.

For those who appreciate leisure activities, the Riverside Ice and Leisure Centre is also within easy reach, offering a range of facilities for fitness and recreation. This flat is an excellent opportunity for first-time buyers, young professionals, or investors looking to acquire a property in a vibrant and accessible location. Don't miss the chance to make this delightful flat your new home in Chelmsford.

Entrance hall gives access to all rooms. Storage cupboard.

Bathroom comprises white panel bath fitted with shower/mixer tap. Wash hand basin and WC. Part tiling to walls. Tiled flooring.

Bedroom one 14'1 x 12'1 double glazed window.

Bedroom two 8'1 x 8'0 double glazed window.

Lounge 17'6 x 12'1 double glazed window.

Modern kitchen 11'5 x 9'8 double glazed window. Wall and base mounted units with matching storage drawers. Wooden style work surfaces with upstands housing sink drainer, incorporating breakfast bar seating. Oven, hob, washing machine and fridge to remain. Tiled flooring.

The property also has allocated parking space.

Further Details:

Length of Lease: Approximately 960 years remaining

Combined Ground Rent, Service Charge and Building Insurance: £820.97 paid 6 monthly

Freeholder: Property Stop

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

Chelmsford 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.

The property is located close to Chelmer Village Square, including Asda Supermarket, local amenities, Retail Parks and restaurants.

Moments from A130/A12 road links



Floor Plan



