



## Canvey Walk, Chelmsford

Guide Price £190,000



- Well presented two bedroom spacious flat
- First floor
- Located on popular residential area
- Ideally located for local shops and amenities
- Secure intercom entry
- Allocated parking space
- Ideal first time purchase
- Accessible to A12 road links, Retail Parks and Chelmsford City Centre



Welcome to this well-presented two-bedroom flat located on Canvey Walk in the desirable area of Chelmsford. This spacious first-floor property is an ideal choice for first-time buyers seeking a comfortable and convenient home.

As you enter the flat, you are greeted by a welcoming entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The kitchen is well-equipped and offers ample space for culinary pursuits. The two bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. The flat also features a modern three-piece bathroom, ensuring all your needs are met.

Situated in a popular residential area, this property benefits from secure intercom entry, providing peace of mind. You will find local shops and amenities just a short distance away, making daily errands a breeze. Additionally, the flat comes with the added convenience of an allocated parking space, a valuable asset in this bustling area.

For those who require easy access to transport links, the property is ideally located near the A12 road, allowing for quick and efficient travel to surrounding areas. Chelmsford City Centre and various retail parks are also within easy reach, offering a wide range of shopping and dining options.

This flat presents an excellent opportunity for anyone looking to enter the property market in a sought-after location. With its spacious layout and convenient amenities, it is not to be missed. We invite you to arrange a viewing and discover the potential of this charming home for yourself.

**GUIDE PRICE £190,000-£210,000**

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Bedroom one 9'8 x 9'7 double glazed window. Built in wardrobe.

Bedroom two 9'8 x 6'10 double glazed window.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Tiling to walls.

Large lounge/diner 21'7 x 10'6 dual aspect double glazed windows. Coved ceiling.

Kitchen 9'8 x 8'1 double glazed window. Wall and base mounted units with matching storage drawers. Wooden style work surfaces with upstands housing sink drainer with swan neck mixer tap. Electric hob and oven to remain. Space for other appliances.

Further Details:

Length of Lease: 88 years remaining

Annual Ground Rent: £100.00

Monthly Service Charge: £142.00

Freeholder: tbc

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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#### THE SMALL PRINT:

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.

AML Checks - Law says we must run one. £60 + 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



