



**Burghley Way, Moulsham Lodge Chelmsford CM2 9LQ**

**welcome to**

## **Burghley Way, Moulsham Lodge Chelmsford**

Immaculate TWO bedroom TOP floor apartment with loft space is situated in the popular area of Moulsham Lodge offered with no onward chain. Internally boasts lounge/ dining area with Juliet style balcony, separate refitted kitchen and refitted bathroom, perfect for any first time buyer/investor!

### **Hallway**

#### **Lounge / Diner**

15' x 11' ( 4.57m x 3.35m )

#### **Kitchen**

10' x 8' 11" ( 3.05m x 2.72m )

#### **Bedroom One**

11' 7" x 8' 8" ( 3.53m x 2.64m )

#### **Bedroom Two**

9' 6" x 9' 5" ( 2.90m x 2.87m )

### **Bathroom**

### **Communal Garden**

### **Allocated Parking**

#### **Agents Note:**

Lease: 133 years

Current Ground Rent: £201.66 pa

Current Service Charge: £1331.71 pa



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Burghley Way,**  
**Moulsham Lodge Chelmsford**

- Offered with NO ONWARD CHAIN
- Top Floor Apartment
- Two Bedrooms
- Allocated parking & Visitors
- Lounge dining area with Juliet Balcony

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£260,000**



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Property Ref:  
CMS100149 - 0008

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