

oakheart

£225,000

Guide Price

Melba Court, Writtle, Chelmsford

**** Guide Price: £225,000 - £235,000 ****

Situated in the picturesque village of Writtle, this beautifully maintained top-floor flat at Melba Court combines comfort and convenience perfectly. The property is well-suited for a variety of buyers, including first-time buyers, investors, couples, and small families, thanks to its two generously sized bedrooms.

As you enter, a warm and inviting entrance hall greets you, providing access to all rooms and a convenient storage cupboard. The hallway flows seamlessly into a spacious living area, ideal for relaxation and entertaining, with an adjacent kitchen that maintains an open-plan feel while still offering the

separation of another room. The living room benefits from two sets of double windows, flooding the space with natural light and offering stunning top-floor views.

The flat features two bright and airy double bedrooms, each filled with natural light pouring in through large double windows. The bathroom is well-equipped, meeting all your practical needs and enhancing the overall livability of the space.

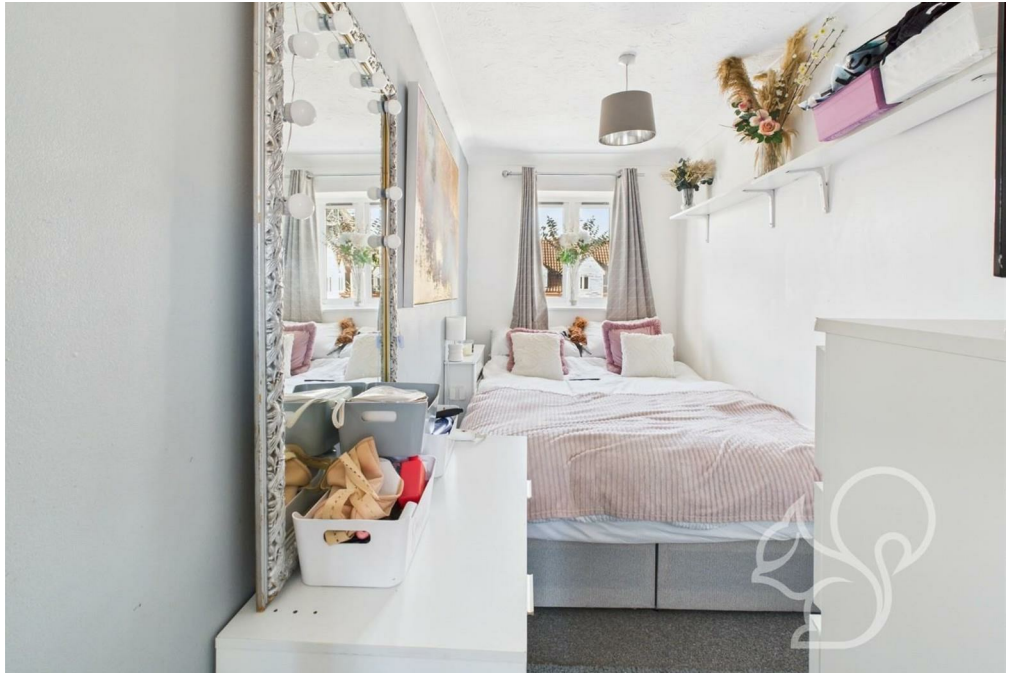
The property is surrounded by communal gardens, offering ample green space and scenic countryside walks that lead directly to Chelmsford City Centre. For added convenience, allocated parking is available.

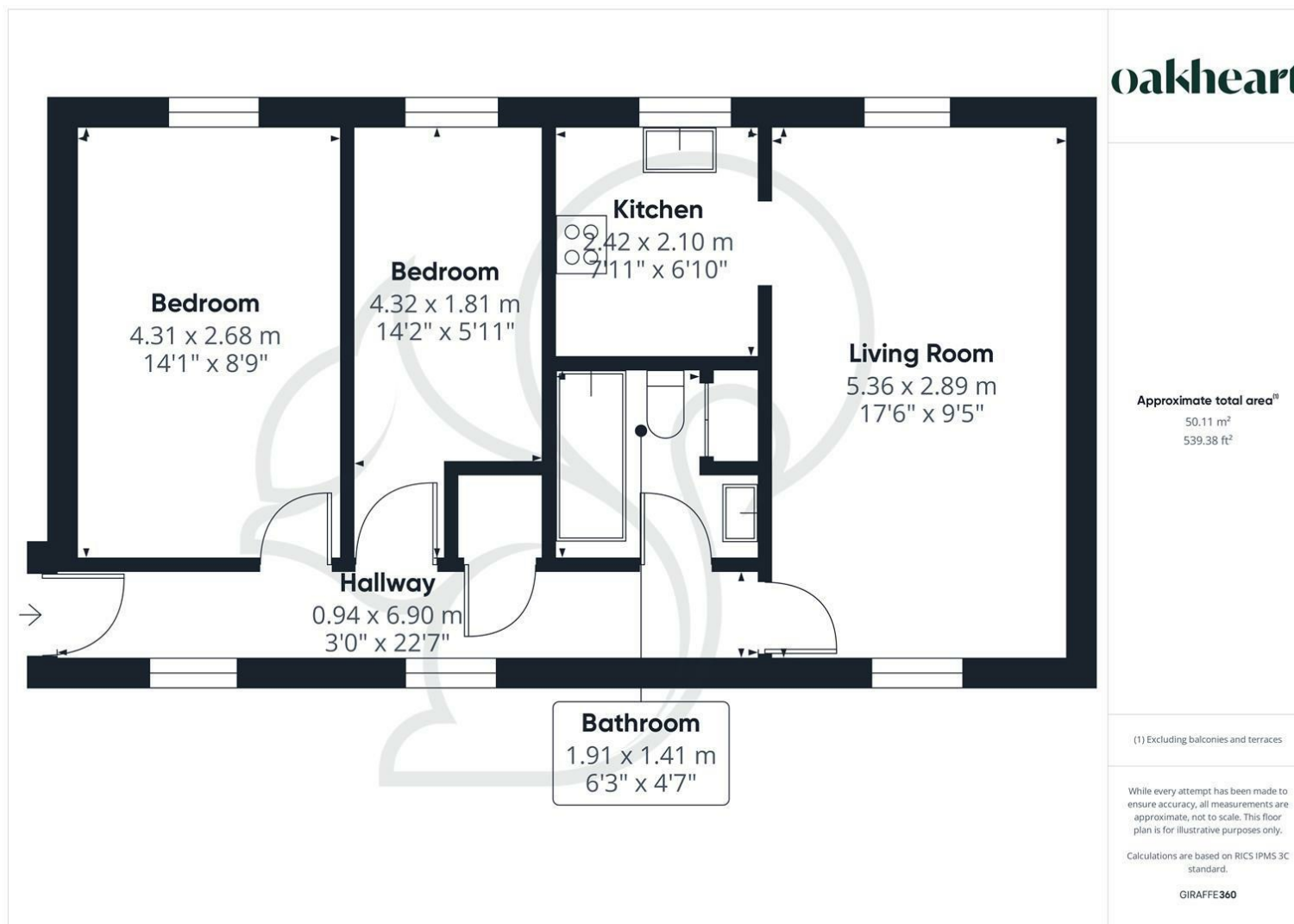
The surrounding countryside adds to the flat's appeal, providing picturesque views and opportunities for leisurely strolls in nature. Writtle is a highly sought-after village known for its friendly community and local amenities, making it a desirable place to call home. The village boasts traditional properties, a charming village green with a famous duck pond, and modern facilities including vibrant restaurants, traditional pubs, two small supermarkets, hairdressers, a Post Office, a library, and both primary and secondary schools.

This lovely flat presents a unique opportunity to find your new home in a truly idyllic setting.









Approximate total area[®]
50.11 m²
539.38 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:
Chelmsford City

Tenure:
Leasehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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