



**Connells**

Lesley Court Rainsford Road  
Chelmsford



### Property Description

Connells are delighted to bring to market this well presented two bedroom flat located just a stone's throw from Chelmsford City Centre. The property comprises an open plan living/dining area with a modern kitchen, a master bedroom with en-suite, an additional double bedroom and family bathroom.

The property is just a short distance to all the amenities Chelmsford has to offer, including; entertainment venues, restaurants, large brand shops and less than a ten minute walk to Chelmsford Mainline Station which provides a direct service to London Liverpool St.

### Lounge/Kitchen

9' 10" x 22' 11" ( 3.00m x 6.99m )

### Bedroom 1

9' 6" x 18' ( 2.90m x 5.49m )

### Ensuite

7' 2" x 4' 7" ( 2.18m x 1.40m )

### Bedroom 2

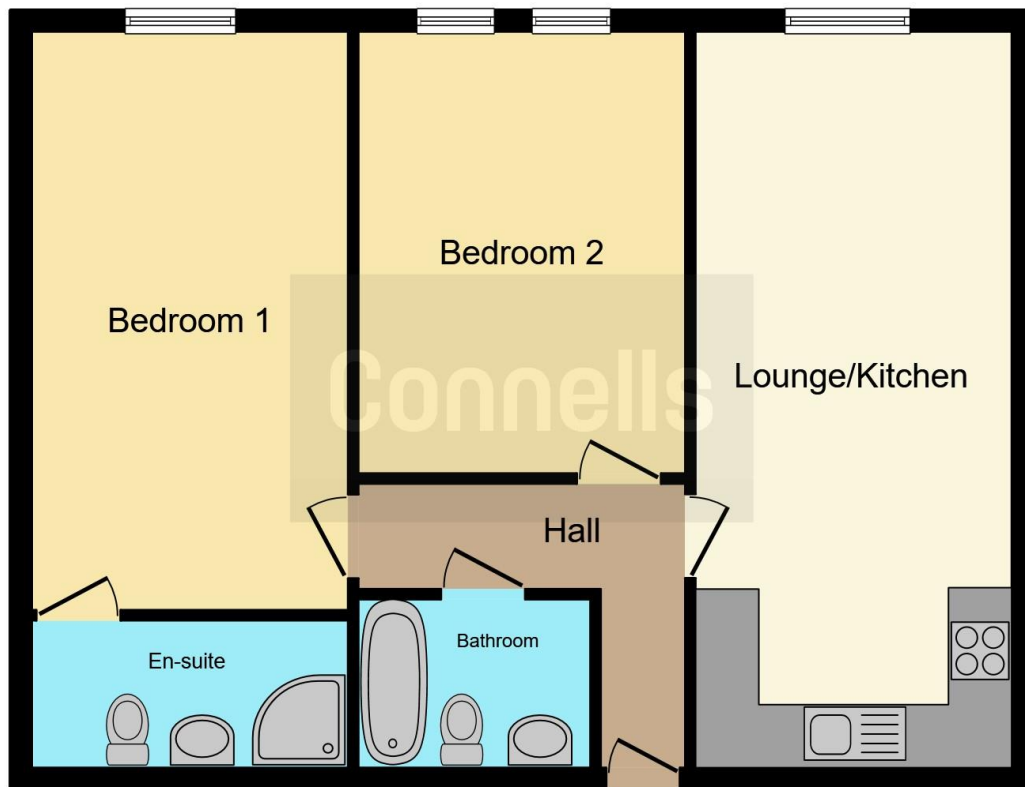
8' 2" x 13' 9" ( 2.49m x 4.19m )

### Bathroom

7' 6" x 5' 6" ( 2.29m x 1.68m )







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01245 261 266**  
**E chelmsford@connells.co.uk**

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 CHELMSFORD CM1 1EH

**EPC Rating: B**

**view this property online [connells.co.uk/Property/CHL307899](https://www.connells.co.uk/Property/CHL307899)**

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.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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