



**Marconi Plaza, Chelmsford CM1 1GS**

**welcome to**

## **Marconi Plaza, Chelmsford**

**\*\*CASH BUYERS ONLY\*\*** Located on the 9th floor with west facing views and a balcony this two bedroom apartment is a must see for investment buyers. With a very high rental yield early viewings are advised

### **Hall**

10' 9" x 8' 5" ( 3.28m x 2.57m )

### **Storage Cupboard**

7' 2" x 3' 8" ( 2.18m x 1.12m )

### **Kitchen / Lounge / Diner**

22' 9" x 13' 1" ( 6.93m x 3.99m )

Open plan living area. Double glazed window to front view. Electric wall mounted storage heater.

Current annual service charge: £1,351.65 (charged half yearly)

### **Bedroom One**

19' 10" x 10' 1" ( 6.05m x 3.07m )

Electric wall mounted storage heater. Double glazed window to front view. Door to en-suite.

### **En-Suite**

7' 1" x 4' 5" ( 2.16m x 1.35m )

Suite comprising wall mounted wash hand basin. Low level flush W.C. Shower cubicle. Heated towel rail. Part tiled. Tiled floor.

### **Bedroom Two**

13' 10" x 10' 1" ( 4.22m x 3.07m )

Double glazed window to front view. Fitted wardrobe. Electric wall mounted storage heater.

### **Bathroom**

7' 2" x 5' 4" ( 2.18m x 1.63m )

Suite comprising wall mounted wash hand basin. Low level flush W.C. Panel bath with shower attachment. Part tiled. Heated towel rail. Tiled floor. Shelving.

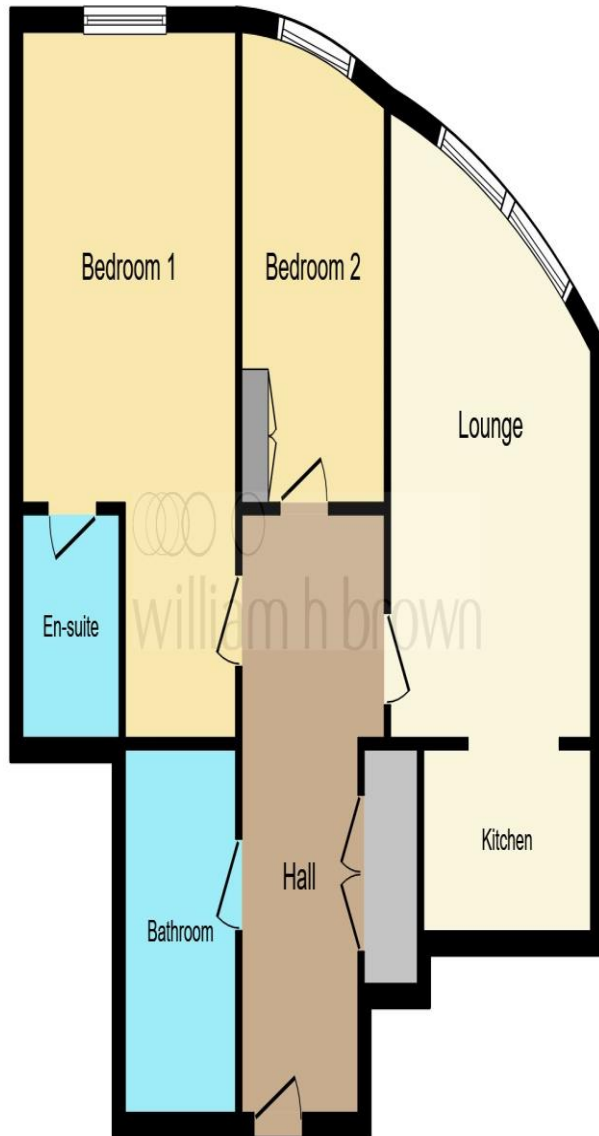
### **External**

Allocated parking space.

### **Agents Notes:**

Lease: 153 years from 11 January 2008 to 31 March 2161.

Lease: 139 years remaining.



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.

**welcome to**  
**Marconi Plaza,**  
**Chelmsford**

- CASH BUYERS ONLY
- Ninth Floor Apartment
- Two Bedrooms
- Amazing Views
- Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 153 years from 11 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£175,000**



**view this property online** [williamhbrown.co.uk/Property/CHE112351](http://williamhbrown.co.uk/Property/CHE112351)



Property Ref:  
CHE112351 - 0032

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