



Kings Tower Marconi Plaza, Chelmsford CM1 1GS

welcome to

Kings Tower Marconi Plaza, Chelmsford

GUIDE PRICE £300,000-325,000 A two double bedroom executive apartment located in Chelmsford City Centre. Benefitting from underground parking as well as a balcony with amazing views over Chelmsford. Offered with no onward chain.

Hall

Secure intercom system for access. Storage cupboard. Doors to:

level flush W.C. Panel bath with shower over and screen. Part tiled. Heated towel rail. Tiled floor. Inset spotlights.

Lounge

16' 4" narrowing to 12' 5" x 13' 1" (4.98m narrowing to 3.78m x 3.99m)

Large and spacious living area. Opens into kitchen area. Double glazed door to balcony. Radiator.

External

Allocated underground parking space.

Kitchen

5' 9" x 13' 1" (1.75m x 3.99m)

Modern fitted kitchen comprising stainless steel sink and drainer with mixer tap with matching eye level and base units set into work top surfaces. Integrated oven and hob with extractor hood over. Integrated fridge freezer. Space for washing machine. Inset spotlights. Tiled floor.

Agents Note:

Lease: 153 years from 28 March 2008 to 31 March 2161.

Lease: 139 years remaining.

Current annual ground rent: £270.00.

Current annual service charge: £2,430.00 (two six monthly payments)

Bedroom One

20' x 10' 8" (6.10m x 3.25m)

Double glazed window to front view. Built in wardrobes. Radiator. Door to en-suite.

En-Suite

6' 9" x 3' 9" (2.06m x 1.14m)

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

Bedroom Two

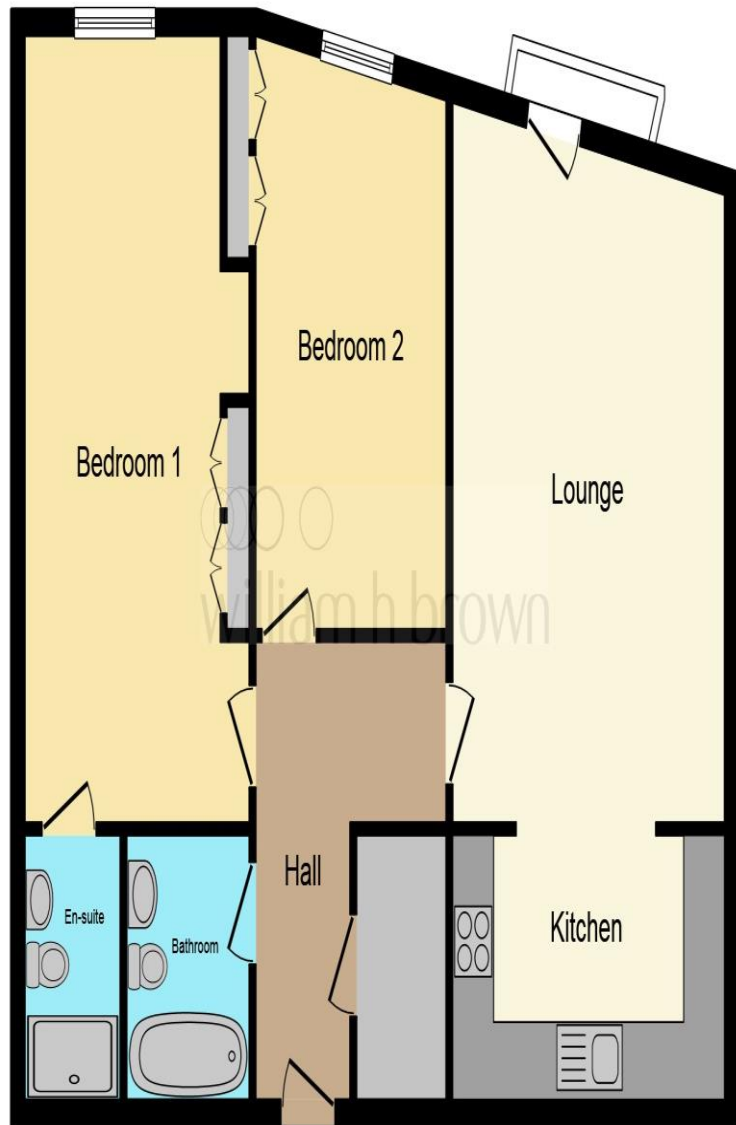
15' 1" narrowing to 13' 5" x 8' 2" (4.60m narrowing to 4.09m x 2.49m)

Double glazed window to front view. Radiator. Built in wardrobes.

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

Suite comprising pedestal wash hand basin. Low



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.



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Kings Tower Marconi Plaza, Chelmsford

- Fourth Floor Apartment
- Two Bedrooms
- Allocated Underground Parking
- Easy Access to Railway Station
- City Centre Location

Tenure: Leasehold EPC Rating: C

guide price

£300,000



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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.



Property Ref:
CHE112922 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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