



**Newcombe Court Burgess Springs, Chelmsford CM1 1QN**

**welcome to**

## **Newcombe Court Burgess Springs, Chelmsford**

\*\*\*40% Shared Ownership\*\*\* Situated in Chelmsford City Centre is this stunning two bedroom second floor apartment. Benefitting from allocated parking, balcony and en-suite to master bedroom. Early viewings are advised to this not miss out on this fantastic opportunity.

### **Lounge/diner/kitchen**

24' 3" x 12' 4" ( 7.39m x 3.76m )

Access to balcony. Integrated appliances, radiator

### **Bedroom One**

16' 11" x 9' 10" ( 5.16m x 3.00m )

Access to en-suite, window to front view, radiator

### **En-Suite**

Walk in shower, heated towel rail, extractor fan

### **Bedroom Two**

15' 4" x 10' 7" ( 4.67m x 3.23m )

Window to rear view, integrated wardrobe, radiator

### **Bathroom**

Bath/Shower, heated towel rail, extractor fan.

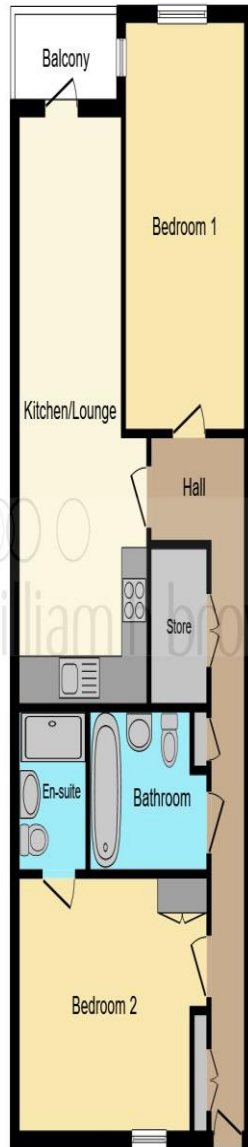
### **Agents Note:**

Lease: 125 years from 10 October 2018

Lease: 120 years remaining

Current service charge £332 pm

Current rent £534 pm



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.

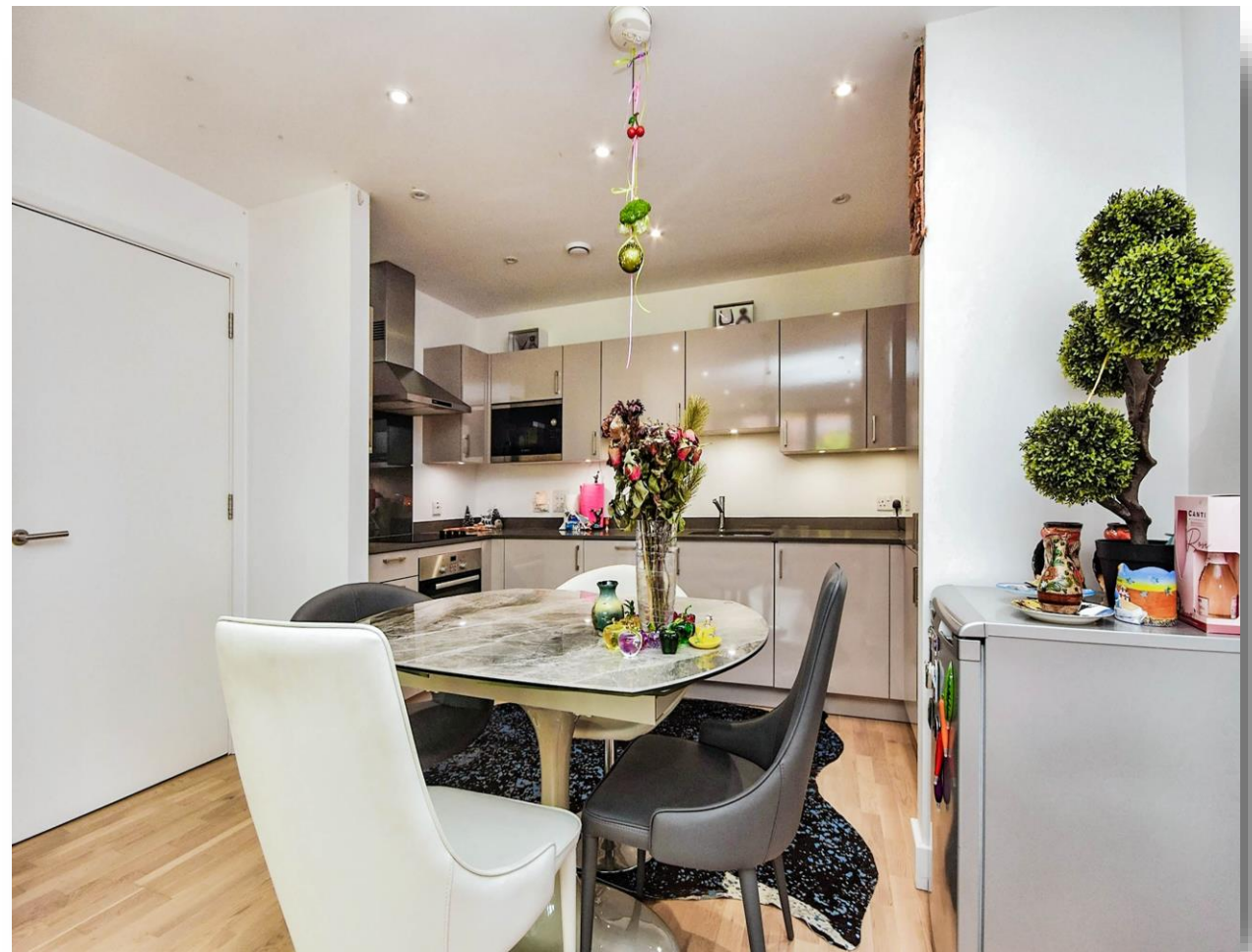


**welcome to**  
**Newcombe Court Burgess Springs,**  
**Chelmsford**

- Two bedrooms
- Balcony
- 40% Shared Ownership
- Allocated parking
- City Centre

Tenure: Leasehold EPC Rating: B

offers in the region of  
**£139,000**



**view this property online** [williamhbrown.co.uk/Property/CHE113888](http://williamhbrown.co.uk/Property/CHE113888)

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CHE113888 - 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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