



Mildmay Road, Chelmsford CM2 0DN

welcome to

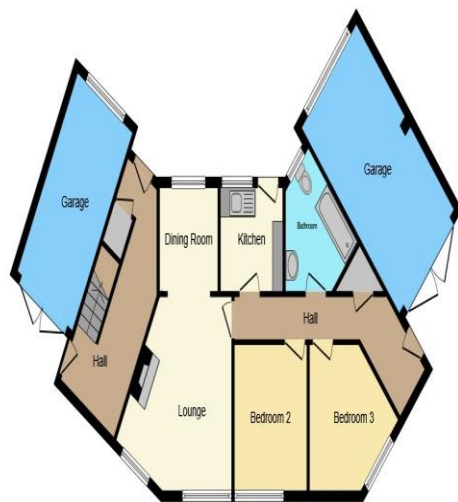
Mildmay Road, Chelmsford

A unique opportunity to purchase a block of 2 x 2 bed homes including freehold of this fantastic City Centre development. The apartments are currently rented out at a combined figure of approximately £2525pcm and 6.73% ROI There is potential to create an extra floor subject to necessary planning.

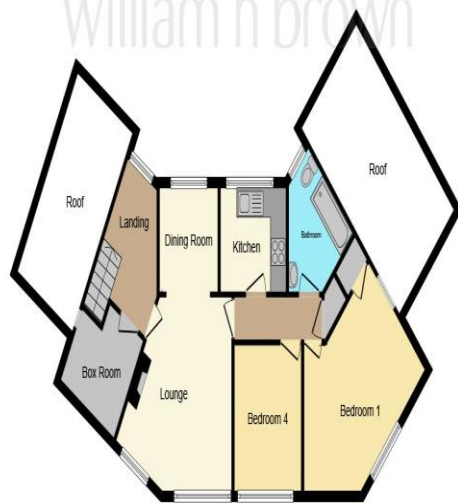
Agents Note:

The properties sit outside of the Old Moulsham conservation zone and that pre-application planning advice from the council was favourable to redevelopment and that draft architectural layouts are available upon request. The seller has advised that the location would lend itself to 5 possible 6 properties with the right consent.

Energy information: Band D for Flat 15. Band E for Maisonette 17.



Ground Floor



First Floor

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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- One Apartment and One Maisonette both with own entrance door
- Both Two Bedrooms
- Outdoor space
- Off road parking for both properties and two garages
- Freehold Included

Tenure: Leasehold EPC Rating: E

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.

£450,000



view this property online williamhbrown.co.uk/Property/CHE113686



Property Ref:
CHE113686 - 0010

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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