

Mildmay Road, Old Moulsham, Chelmsford CM2 0DX



## welcome to

## Mildmay Road, Old Moulsham Chelmsford

\*\*GUIDE PRICE OF 400K - 425K\*\* A unique, stunning two-bedroom ground floor apartment forming part of the stylish conversion of this historical building; the first radio factory in the world, known latterly as Marconi's Wireless Telegraph Co. Ltd. This property really is one of a kind

## **Lounge / Kitchen / Diner**

22' 2" x 20' 3" ( 6.76m x 6.17m )

#### **Bedroom One**

16' 4" x 13' (4.98m x 3.96m)

#### **En Suite**

9' x 5' 4" ( 2.74m x 1.63m )

#### **Bedroom Two**

12' 4" x 11' (3.76m x 3.35m)

#### **Bathroom**

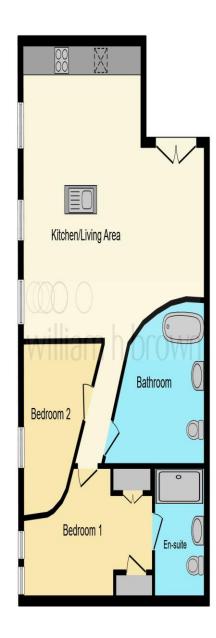
10' 10" x 10' ( 3.30m x 3.05m )

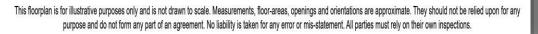
### **Agents Note:**

Lease: 125 years from 1 January 2016

Current Ground Rent: Nil

Current Service Charge: £1800 pa









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- Marconi warehouse conversion
- Open plan living
- En-suite to master
- Secure allocated parking
- 0.6 mile walk from Chelmsford railway station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£400,000



## view this property online williamhbrown.co.uk/Property/CHE114579



Property Ref: CHE114579 - 0011 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 quidance 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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