



Rosebery House, Springfield Road, CHELMSFORD CM2 6ZP

welcome to

Rosebery House Springfield Road, CHELMSFORD

CALLING INVESTORS/FIRST TIME BUYERSWilliam H Brown are delighted to offer this rarely available TWO bedroom apartment located on the 4th floor. Presented to a high standard and appealing to first time buyers and investors.

Entrance Hall

Open Plan Lounge / Kitchen

12' 5" x 10' 2" (3.78m x 3.10m)

Bedroom One

11' 2" x 8' 10" (3.40m x 2.69m)

Bedroom Two

8' 7" x 6' (2.62m x 1.83m)

Shower Room

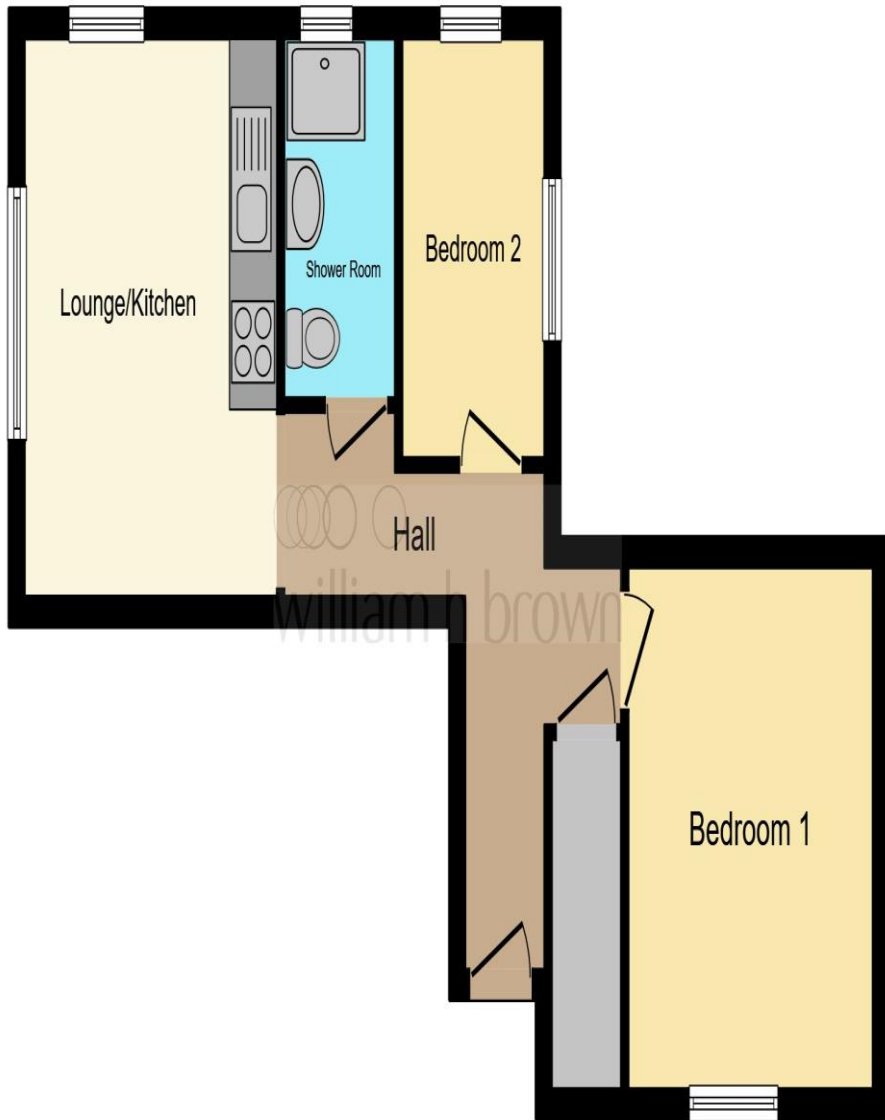
7' 6" x 4' 8" (2.29m x 1.42m)

Agents Note:

Lease: 999 years from 1 August 2019

Current Ground Rent: £190 pa

Current Service Charge: £2880 pa



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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**Rosebery House Springfield Road,
CHELMSFORD**

- City Centre Location
- Well Presented
- Two Bedrooms
- Fourth Floor
- Lift To All Floors

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



view this property online williamhbrown.co.uk/Property/CHE114176



Property Ref:
CHE114176 - 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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