



**Waterhouse Court, Burgess Springs, Chelmsford CM1 1QZ**



**welcome to**

## **Waterhouse Court Burgess Springs, Chelmsford**

A superb two double bedroom second floor apartment offering fabulous proportions throughout providing an excellent buy for young professionals, commuters in to London and for those looking for a pied-a-terre or a rental investment.

### **Lounge**

11' 11" x 14' 9" ( 3.63m x 4.50m )

### **Kitchen**

10' 5" x 9' 5" ( 3.17m x 2.87m )

### **Bedroom One**

17' x 8' 3" ( 5.18m x 2.51m )

### **Bedroom Two**

13' 8" x 9' ( 4.17m x 2.74m )

### **Bathroom**

7' 2" x 6' 10" ( 2.18m x 2.08m )

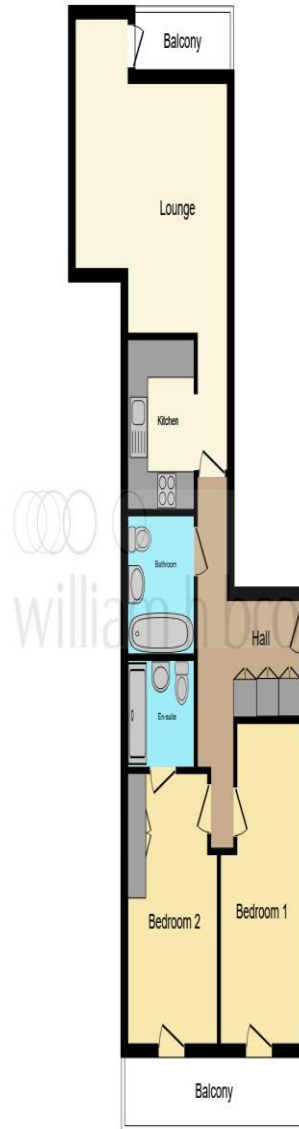
### **Agents Note:**

Lease: 125 years from 1 October 2017

Current Ground Rent: TBC

Current Service Charge: TBC

Shared ownership property being staircased to 100% upon completion of a sale.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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

- Two Double Bedrooms
- NO ONWARD CHAIN
- City Centre Location
- Early Viewings Advised
- EPC RATING - B

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£270,000**



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Property Ref:  
CHE114693 - 0017

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