



Townsend, Springfield CHELMSFORD CM2 6GB



welcome to

Townsend, Springfield CHELMSFORD

William H Brown are Pleased to offer this light and airy top floor apartment in Chancellor Park. With modern, open planned living with a well sized bedroom this is an ideal first time buy and investment purchase

Entrance Hall

Living / Kitchen / Diner

21' 2" x 10' 8" narrowing to 9' 8" (6.45m x 3.25m
narrowing to 2.95m)

Bedroom

10' 8" x 9' 2" (3.25m x 2.79m)

Bathroom

Parking

Parking for residents is provided with provisions made for visitors on a first come first serve basis.

Agents Note:

Lease: 125 years from 29 September 2002

Lease: 103 years remaining

Current Ground Rent: £52 pa

Current Service Charge: £2669.76 pa



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



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Townsend,
Springfield CHELMSFORD

- Top Floor Apartment
- Immaculately Presented
- Lots of Natural Light
- Popular Location
- Early Viewings Advised

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£195,000



view this property online williamhbrown.co.uk/Property/CHE114762



Property Ref:
CHE114762 - 0003

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.



william h brown



01245 262266



Chelmsford@williamhbrown.co.uk



12 Duke Street, CHELMSFORD, Essex, CM1 1HL



williamhbrown.co.uk