



Watson Heights, CHELMSFORD CM1 1AG

welcome to

Watson Heights, CHELMSFORD

GUIDE PRICE £300,000-325,000 Situated on the ever-popular Marconi Evolution development is this stunning and high specification modern two bedroom GROUND FLOOR apartment. The property offers secure gated parking to the rear, en-suite, bathroom, open plan kitchen/lounge.

Entrance Hall

Lounge / Kitchen / Diner

22' 7" x 12' 7" (6.88m x 3.84m)

Bedroom One

12' 2" x 11' 5" (3.71m x 3.48m)

Bedroom Two

11' 3" x 11' 3" (3.43m x 3.43m)

Bathroom

7' 2" x 6' 5" (2.18m x 1.96m)

Agents Note:

Lease: 125 years from 1 May 2014

Lease: 115 years remaining

Current Ground Rent: £330 pa

Current Service Charge: £2314 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



welcome to
**Watson Heights,
CHELMSFORD**

- Ground Floor
- Secure Parking
- City Centre Location
- Immaculately Presented
- Ideal For First Time Buyers/Investors

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000



view this property online williamhbrown.co.uk/Property/CHE114862



Property Ref:
CHE114862 - 0004

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.

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