



**Canside Meadow Walk, City Centre Chelmsford CM1 1FU**

***welcome to***

## **Canside Meadow Walk, City Centre Chelmsford**

William H Brown are delighted to offer for sale this modern city centre apartment with parking and is offered with NO CHAIN. Perfect for first time buyers and investment buyers so early viewings are recommended

### **Entrance Hall**

### **Open Plan Kitchen/Living Room**

20' 5" x 14' 3" ( 6.22m x 4.34m )

### **Bathroom**

### **Master Bedroom**

18' 5" x 9' 4" ( 5.61m x 2.84m )

### **En Suite**

### **Bedroom Two**

13' 1" x 8' 10" ( 3.99m x 2.69m )

### **Parking**

Allocated permit parking and an additional 24 hour visitor parking space.

### **Agents Note:**

Lease: 125 years from 1 January 2013

Lease: 114 years remaining

Current Ground Rent: £250 pa

Current Service Charge: £2470 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](http://www.focalagent.com)





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**Canside Meadow Walk,  
City Centre Chelmsford**

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- FAR REACHING VIEWS OF THE TOWN
- LIFT ACCESS
- HIGH SPECIFICATION APARTMENT

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£180,000**



**view this property online** [williamhbrown.co.uk/Property/CHE114872](http://williamhbrown.co.uk/Property/CHE114872)



Property Ref:  
CHE114872 - 0011

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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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