



Wells Street, Chelmsford CM1 1HX

welcome to

Wells Street, Chelmsford

Located just yards from Chelmsford mainline station at the top of the City centre is this two bedroom top floor purpose built apartment. The apartment also has the added advantage of an allocated parking space which is located at the rear of the building.

Lounge / Diner

18' 4" narrowing to 14' 2" x 16' 6" (5.59m narrowing to 4.32m x 5.03m)

Kitchen

7' 5" x 5' 7" (2.26m x 1.70m)

Bedroom One

13' 10" x 10' 5" (4.22m x 3.17m)

Bedroom Two

9' 8" x 7' 3" (2.95m x 2.21m)

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Agents Note:

Lease: 999 years from 1 January 2000

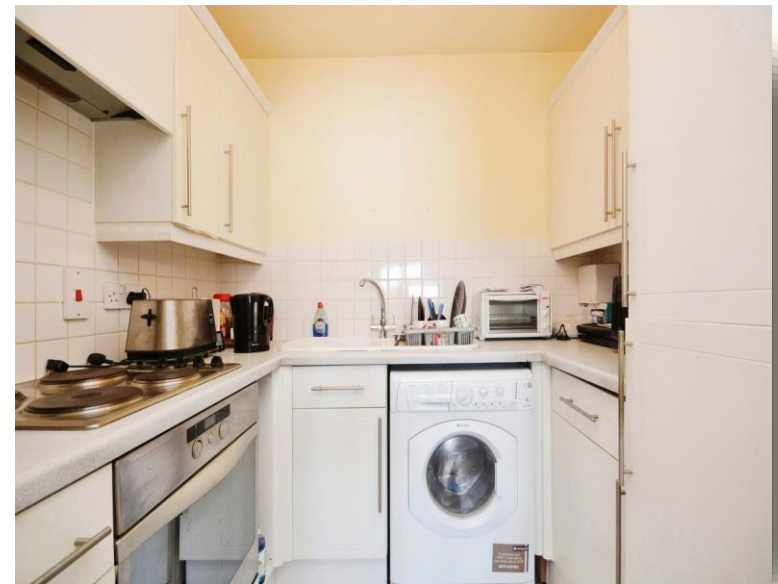
Lease: 975 years remaining

Current Ground Rent: £50 pa

Current Service Charge: £1000 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
Wells Street,
Chelmsford

- Two Bedrooms
- Top Floor
- Secure Parking
- City Centre Location
- Walk To Bus/Railway Station

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. 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

£250,000



Awaiting Photograph

view this property online williamhbrown.co.uk/Property/CHE114739



Property Ref:
CHE114739 - 0002

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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