



**Primula Court Primrose Hill, CHELMSFORD CM1 2FZ**

**welcome to**

## **Primula Court Primrose Hill, CHELMSFORD**

William H Brown are delighted to offer this City Centre apartment in a modern building. It's got large living area with a separate kitchen, two good-size bedrooms, and a family bathroom, plus it comes with a south facing balcony. Early viewings are advised.

### **Entrance Hall**

#### **Lounge**

16' x 12' 7" ( 4.88m x 3.84m )

#### **Kitchen**

9' 6" x 10' 2" ( 2.90m x 3.10m )

#### **Bedroom One**

13' 2" x 9' 4" ( 4.01m x 2.84m )

#### **Bedroom Two**

12' 1" x 10' ( 3.68m x 3.05m )

#### **Bathroom**

7' 2" x 6' 3" ( 2.18m x 1.91m )

#### **Agents Note:**

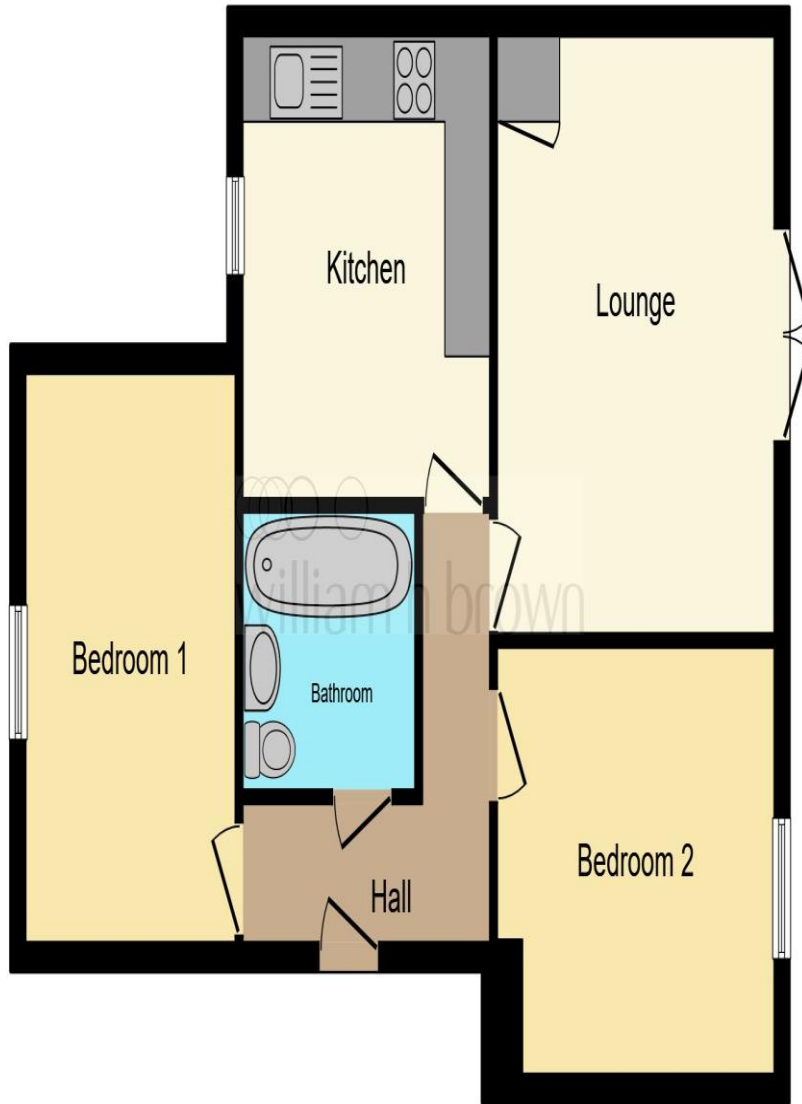
Lease: 99 years from 1June 2015

Lease: 90 years remaining

Current Ground Rent: Nil

Current Service Charge: £3360 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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**Primula Court Primrose Hill,**  
**CHELMSFORD**

- First Floor Apartment
- Two bedrooms
- City Location
- Quiet Area
- Walk To Railway Station

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 2015. 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**



**view this property online** [williamhbrown.co.uk/Property/CHE114894](http://williamhbrown.co.uk/Property/CHE114894)



Property Ref:  
CHE114894 - 0004

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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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