



**County Place, Chelmsford CM2 0RF**

**welcome to**

## **County Place, Chelmsford**

GUIDE PRICE OF \*\*\*£280-£300,000\*\*\* With no chain, Willian H Brown are pleased to offer this two-bedroom first floor apartment, situated close to Essex County Cricket Ground. Internally the property features two double bedrooms with an en-suite to the master as well as an open plan setting!

### **Entrance Hall**

#### **Lounge**

14' 5" x 13' 6" ( 4.39m x 4.11m )

#### **Kitchen**

8' 6" x 6' 2" ( 2.59m x 1.88m )

#### **Bedroom One**

11' 6" x 9' 8" ( 3.51m x 2.95m )

#### **En Suite**

#### **Bedroom Two**

13' 1" x 8' 5" ( 3.99m x 2.57m )

#### **Bathroom**

#### **Outside**

Communal gardens, allocated parking bay and visitor's parking bays.

### **Agents Note:**

Lease: 125 years from 1 January 1998

Lease: 99 years remaining

Current Ground Rent: £75 pa

Current Service Charge: £700 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)



**welcome to**  
**County Place,**  
**Chelmsford**

- Two Bedrooms
- Allocated Parking
- Popular Location
- No Chain
- 

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£280,000**



**view this property online** [williamhbrown.co.uk/Property/CHE114929](http://williamhbrown.co.uk/Property/CHE114929)



Property Ref:  
CHE114929 - 0003

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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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