



Godfreys Mews, City Centre Chelmsford CM2 0XE

welcome to

Godfreys Mews, City Centre Chelmsford

*** GUIDE PRICE £170,000-£180,000 *** Wilth NO CHAIN, William H Brown are delighted to offer to the market thisTWO BEDROOM GROUND FLOOR ground floor retirement property in Macmillan Court that benefits PRIVATE PATIO DOORS to the rear and is presented well

Entrance Hall

Kitchen

10' 10" x 8' (3.30m x 2.44m)

Lounge/Diner

17' 10" x 10' 10" (5.44m x 3.30m)

Bedroom One

14' 3" x 9' 4" (4.34m x 2.84m)

Bedroom Two

10' 8" x 7' (3.25m x 2.13m)

Shower Room

9' 2" x 7' 2" (2.79m x 2.18m)

Agents Note:

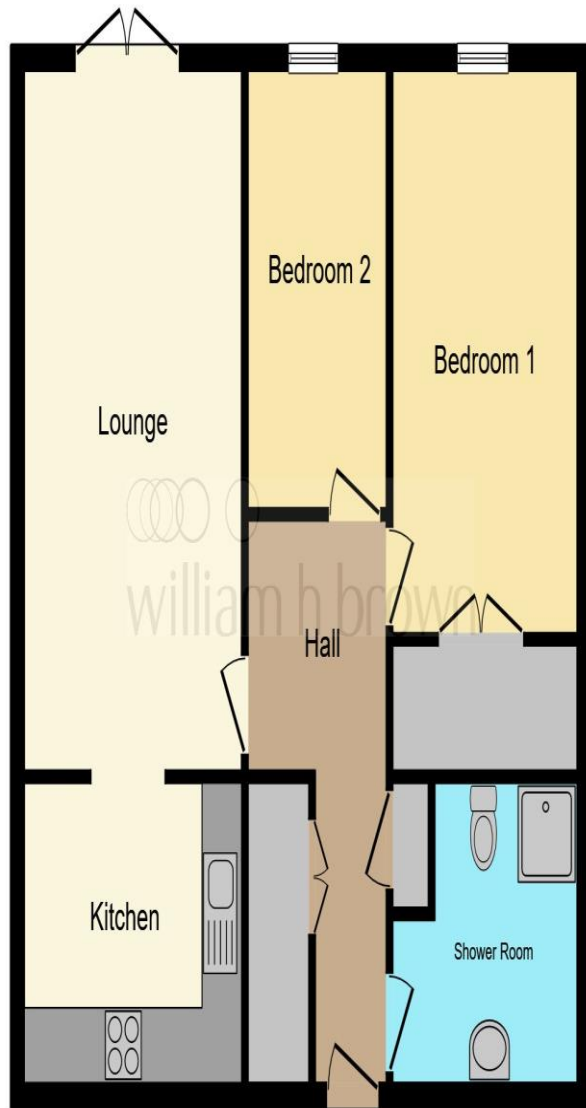
Lease: 99 years from 1 June 1988

Lease: 63 years remaining

The lease is less than 80 years and may affect your mortgageability

Current Ground Rent: £340.34 pa

Current Service Charge: £3443 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
Godfreys Mews,
City Centre Chelmsford

- Two Bedrooms
- Ground Floor
- Over 60 year
- No Chain
- City Centre Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



view this property online williamhbrown.co.uk/Property/CHE114969



Property Ref:
CHE114969 - 0011

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.

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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