



**Melba Court, Writtle CHELMSFORD CM1 3EW**

**welcome to**

## **Melba Court., Writtle CHELMSFORD**

Beautiful two bedroom, first floor apartment situated in a popular development being within a short walk of Writtle village green with duck pond and local amenities including supermarket, Post Office, restaurants and public houses.

### **Entrance Hall**

#### **Lounge / Diner**

18' 8" x 7' 9" ( 5.69m x 2.36m )

#### **Kitchen**

9' 7" x 7' 9" ( 2.92m x 2.36m )

#### **Bedroom One**

11' 5" x 10' 8" ( 3.48m x 3.25m )

#### **Bedroom Two**

11' 3" x 9' 4" ( 3.43m x 2.84m )

#### **Bathroom**

#### **Agents Note:**

Lease: 125 years from 25 December 1990

Current Ground Rent: £200 pa

Current Service Charge: £3600 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**  
**Melba Court.,**  
**Writtle CHELMSFORD**

- Two Double Bedrooms
- First Floor Apartment
- Allocated Parking
- Well Presented
- Popular Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£220,000**



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Property Ref:  
CHE115115 - 0005

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