



Century Tower, Shire Gate, Chelmsford CM2 0FQ

welcome to

Century Tower Shire Gate, Chelmsford

Situated in the heart of Chelmsford city centre is this stunning third floor two bedroom flat. Being offered with NO ONWARD CHAIN and benefitting from en-suite, allocated parking and balcony. This amazing property is not one to be missed and early viewings are advised!

Entrance Hall

Lounge / Kitchen / Diner

17' 7" x 12' 4" (5.36m x 3.76m)

Bedroom One

22' 3" x 11' 4" (6.78m x 3.45m)

En Suite

Bedroom Two

17' 7" x 9' 5" (5.36m x 2.87m)

Window has cricket ground view

Bathroom

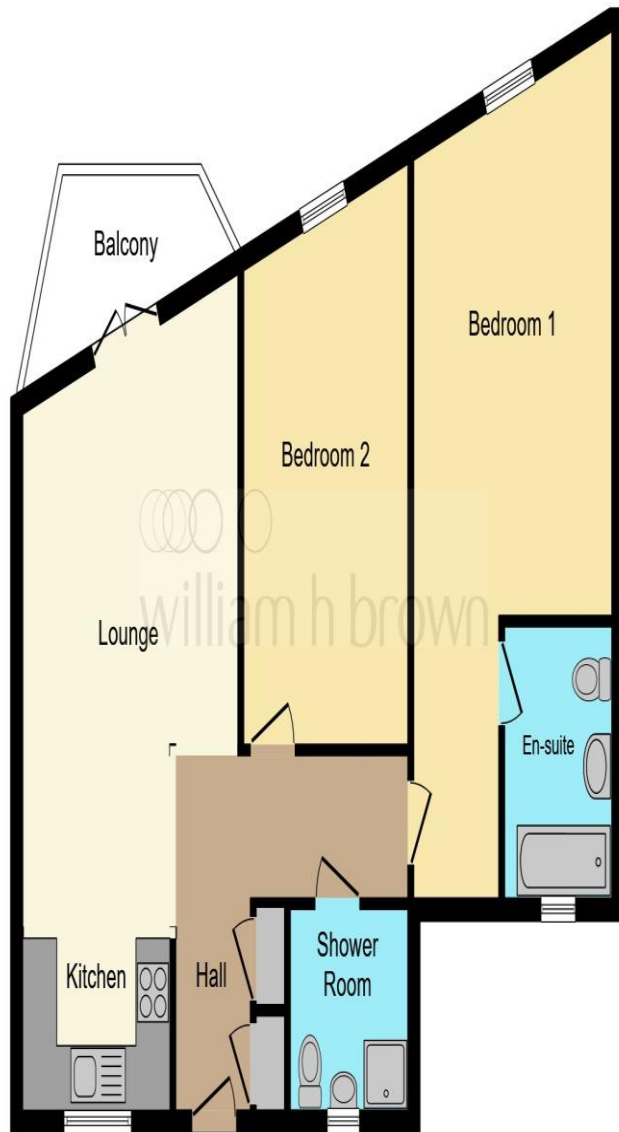
6' 8" x 5' 9" (2.03m x 1.75m)

Agents Note:

Lease: 150 years from 14/03/2014

Current Ground Rent: £300 pa

Current Service Charge: £2000 pa



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Century Tower Shire Gate,
Chelmsford

- Property under new management (Right to Manage and Parkfords)
- NO ONWARD CHAIN
- No service charge or ground rent to pay until September 2025
- 2 bed 2 bath (en-suite to master bedroom)
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£270 000



view this property online williamhbrown.co.uk/Property/CHE115262



Property Ref:
CHE115262 - 0003

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.



william h brown



01245 262266



Chelmsford@williamhbrown.co.uk



12 Duke Street, CHELMSFORD, Essex, CM1 1HL



williamhbrown.co.uk