



**Regina Road, City Centre CHELMSFORD CM1 1QY**

**welcome to**

## **Regina Road, City Centre CHELMSFORD**

This stunning two-bedroom first floor apartment is situated in Chelmsford city centre a stone's throw away from the mainline railway station with direct links to Stratford and London Liverpool Street. with parking and NO CHAIN early viewings are recommended

### **Entrance Hall**

### **Bedroom One**

14' 9" x 9' 6" ( 4.50m x 2.90m )

### **Bedroom Two**

13' 8" x 9' 5" ( 4.17m x 2.87m )

### **Bathroom**

7' 2" x 6' 9" ( 2.18m x 2.06m )

### **Lounge/Kitchen/Diner**

21' x 13' 8" ( 6.40m x 4.17m )

### **Agents Note:**

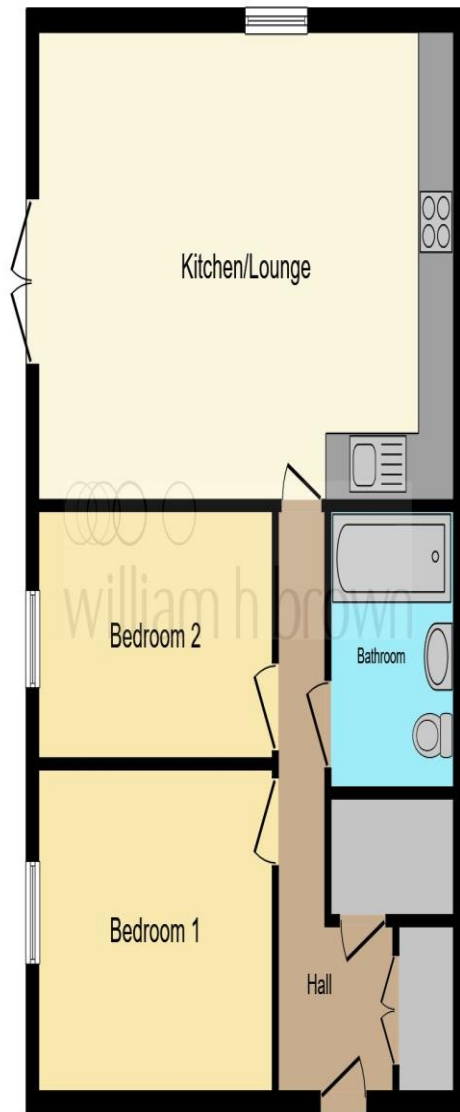
Lease: 250 years from 1 January 2022

Current Ground Rent: Nil

Current Service Charge: £1200 pa

25% shared ownership - £700 rent





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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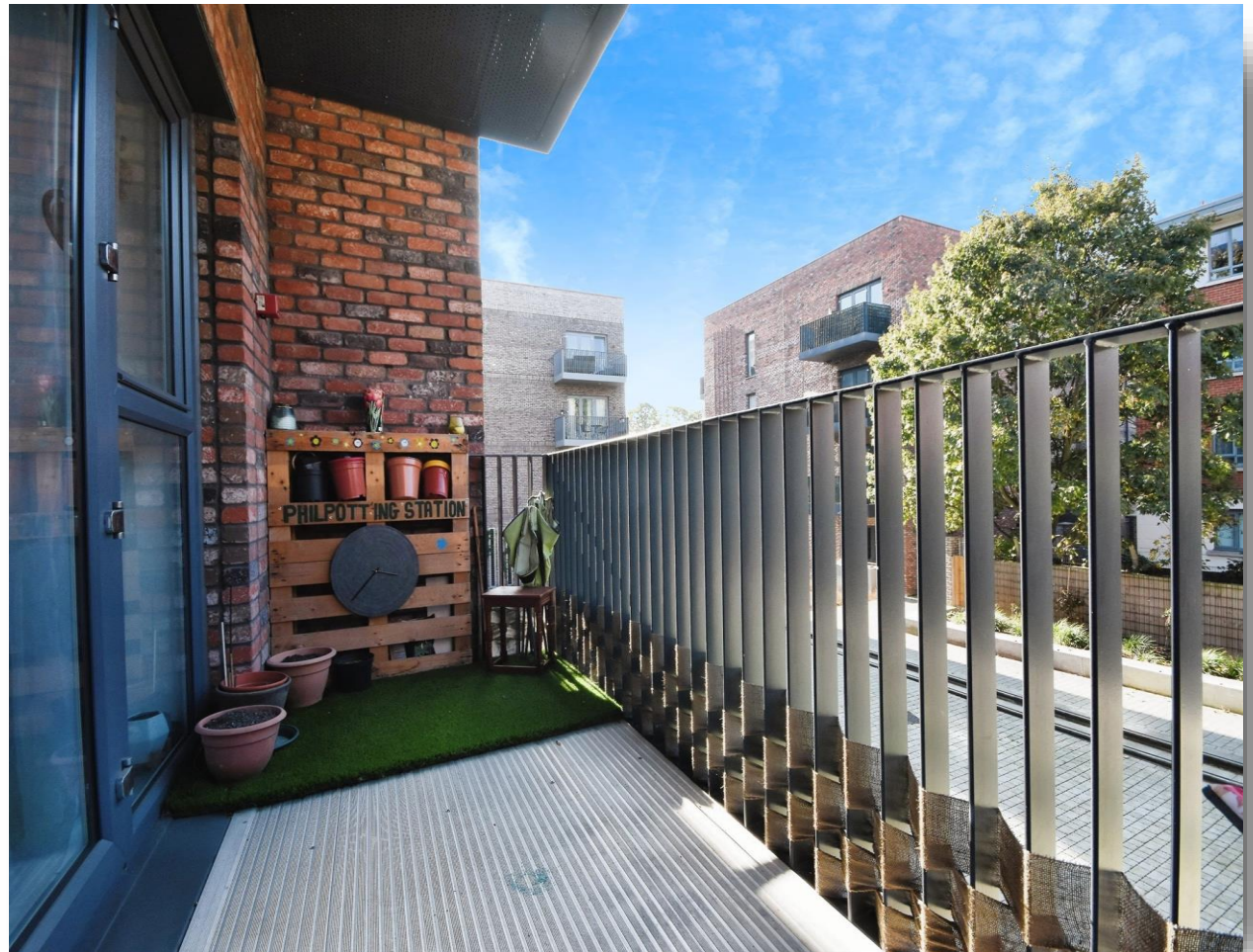
- 25 % Share Of Ownership
- Two Double Bedrooms
- Allocated Parking
- Balcony
- No Chain

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2022. 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

**£82,500**



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Property Ref:  
CHE115250 - 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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