



Crompton House, Writtle Road, Central Chelmsford CM1 3RW

welcome to

Crompton House Writtle Road, Central Chelmsford

GUIDE PRICE £260,000-£270,000.

William H Brown are delighted to offer this sizeable TWO BEDROOM FIRST FLOOR/TOP FLOOR APARTMENT with NO CHAIN forming part of this superb conversion of what was formerly the iconic Crompton Works building situated on the periphery of the city centre.

Entrance Hall

13' 3" x 11' 1" (4.04m x 3.38m)

Lounge / Diner

17' 8" max x 11' 1" max (5.38m max x 3.38m max)

Bedroom One

13' 3" max x 11' 1" max (4.04m max x 3.38m max)

Bedroom Two

13' 3" max x 9' 4" max (4.04m max x 2.84m max)

Bathroom

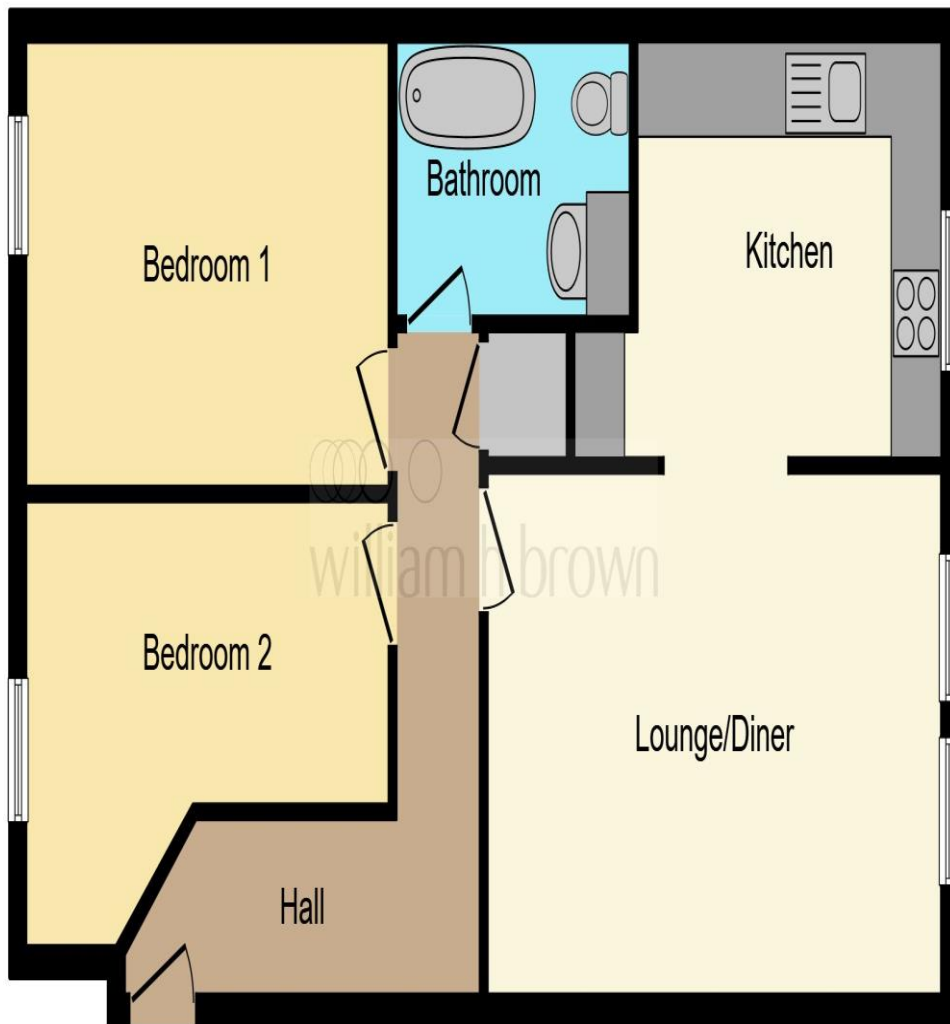
Agents Note:

Lease: 999 years from 1 January 2003

Current Ground Rent: £10 pa

Current Service Charge: £1800 pa

New combi boiler fitted and is under a 10-year warranty. The EPC rating is now likely to be a C.



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

**Crompton House Writtle Road,
Central Chelmsford**

- Two Double Bedrooms
- Character Apartment
- New Boiler - 10-year warranty.
- Victorian Height Ceilings
- Long Lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 250.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£260,000



view this property online williamhbrown.co.uk/Property/CHE115324



Property Ref:
CHE115324 - 0010

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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