



Lynmouth Avenue, CHELMSFORD CM2 0FR

welcome to

Lynmouth Avenue, CHELMSFORD

GUIDE PRICE £240,000–£250,000. Stylish 2-bed first-floor flat in secure city centre development. Features open-plan kitchen/living, spacious double bedrooms & ample storage. Prime location—just a short walk to Chelmsford City Centre. Ideal for modern urban living.

Entrance Hall

Lounge

21' 7" x 11' (6.58m x 3.35m)

Dining Area

7' 7" x 6' 7" (2.31m x 2.01m)

Kitchen

8' 6" x 7' 1" (2.59m x 2.16m)

Bedroom One

11' 1" x 10' 3" (3.38m x 3.12m)

Bedroom Two

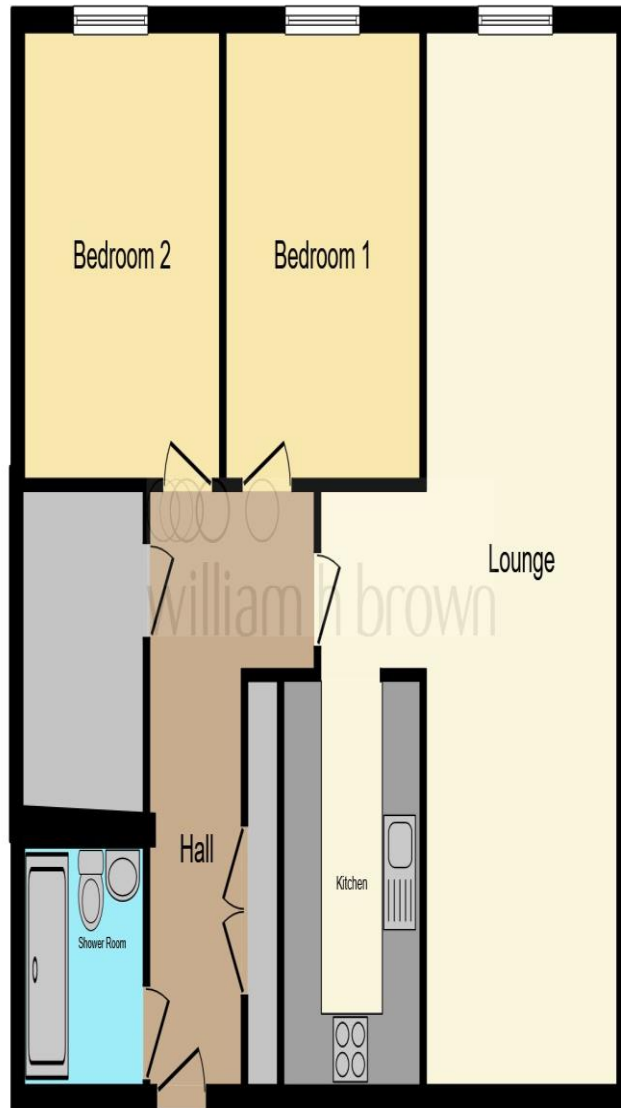
11' 2" x 9' 11" (3.40m x 3.02m)

Agents Note:

Lease: 250 years from 24 June 2012

Ground Rent & Service Charge combined : £874.68

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
Lynmouth Avenue,
CHELMSFORD

- First Floor
- Two Double Bedroom
- Allocated Parking
- City Centre
- Lift to all Floors

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 24 Jun 2012.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£240,000



view this property online williamhbrown.co.uk/Property/CHE115388



Property Ref:
CHE115388 - 0008

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