



**Primula Court, Primrose Hill, Chelmsford CM1 2FZ**

**welcome to**

## **Primula Court Primrose Hill, Chelmsford**

Being offered with NO CHAIN & PARKING, Primula Court is a location ideal for access into Chelmsford City centre. Just a SHORT WALK and you'll find yourself in the HEART of the City renowned for it's vibrant nightlife, brilliant shopping, excellent eateries and transport links into the Capital.

### **Entrance Hall**

#### **Lounge**

14' 4" x 14' 3" ( 4.37m x 4.34m )

#### **Kitchen**

10' 6" x 9' 3" ( 3.20m x 2.82m )

#### **Bedroom One**

10' 8" x 10' 5" ( 3.25m x 3.17m )

#### **Bedroom Two**

11' x 10' 4" ( 3.35m x 3.15m )

#### **Bathroom**

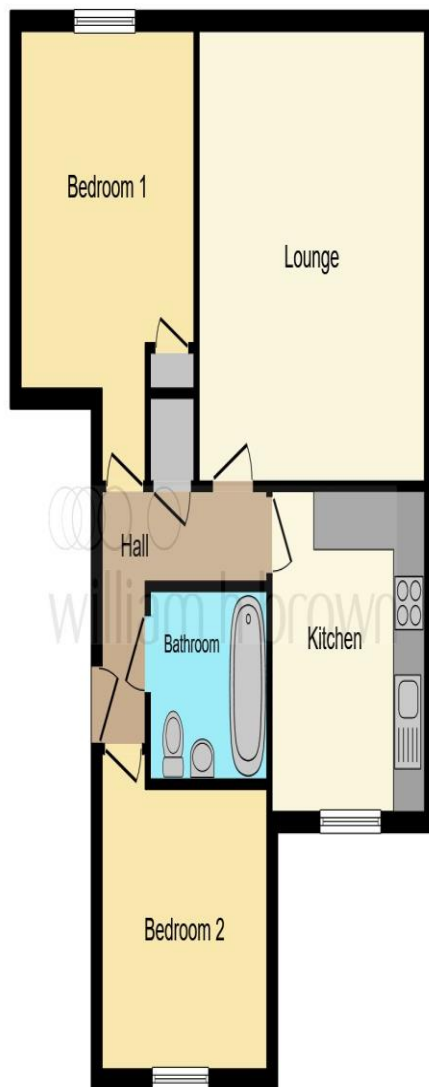
#### **Agents Note;**

Lease: 99 years from 1 June 2015

Current Ground Rent: £350 pa

Water £306 P/A

Current Service Charge: £2,227 P/A



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**  
**Primula Court Primrose Hill,**  
**Chelmsford**

- No Chain
- Secure Parking
- Well Presented
- Two Bedrooms
- Central Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 2015. 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

**£230,000**



**view this property online** [williamhbrown.co.uk/Property/CHE115399](http://williamhbrown.co.uk/Property/CHE115399)



Property Ref:  
CHE115399 - 0010

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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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