



**Celmeres Court, Springfield Road, Chelmsford CM2 6JG**

**welcome to**

## **Celmeres Court Springfield Road, Chelmsford**

William H Brown are delighted to offer this IMMACULATELY presented two-bedroom, FIFTH floor apartment. Situated within striking distance of Chelmsford City centre offering a vast array of amenities and mainline station with a direct link into London Liverpool Street.

### **Entrance Hall**

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

19' 7" x 14' 2" ( 5.97m x 4.32m )

### **Bedroom 1**

10' 8" x 9' 6" ( 3.25m x 2.90m )

### **En Suite**

9' 7" x 3' 10" ( 2.92m x 1.17m )

### **Bedroom 2**

10' 8" x 10' ( 3.25m x 3.05m )

### **Bathroom**

6' 5" x 4' 8" ( 1.96m x 1.42m )

### **Allocated Parking**

### **Agents Note:**

Lease: 125 years from 1 April 2016

Current Ground Rent: £300 pa

Current Service Charge: £3600 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](http://www.focalagent.com)



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## **Celmeres Court Springfield Road, Chelmsford**

- Lift to All Floors
- Views Over Chelmsford
- Allocated Parking
- Ensuite
- Two Double Bedrooms

**Tenure: Leasehold EPC Rating: D**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £290,000



**view this property online** [williamhbrown.co.uk/Property/CHE115575](http://williamhbrown.co.uk/Property/CHE115575)



Property Ref:  
CHE115575 - 0005

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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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