



**Lynmouth Gardens, CHELMSFORD CM2 0UH**

**welcome to**

## **Lynmouth Gardens, CHELMSFORD**

This well-presented two-bedroom apartment is situated within a modern residential development in Chelmsford. Ideal for first-time buyers, professionals, or investors, this property offers a comfortable and stylish living space within close proximity to the city centre and mainline train station.

### **Entrance Hall**

#### **Lounge**

20' 7" x 14' 1" ( 6.27m x 4.29m )

#### **Kitchen**

10' 5" x 6' 6" ( 3.17m x 1.98m )

#### **Bedroom One**

13' 5" x 9' 8" ( 4.09m x 2.95m )

#### **En Suite**

6' 2" x 4' 3" ( 1.88m x 1.30m )

#### **Bedroom Two**

13' 5" x 8' 2" ( 4.09m x 2.49m )

#### **Bathroom**

9' 2" x 4' 9" ( 2.79m x 1.45m )

#### **External**

Allocated parking space

### **Agents Note:**

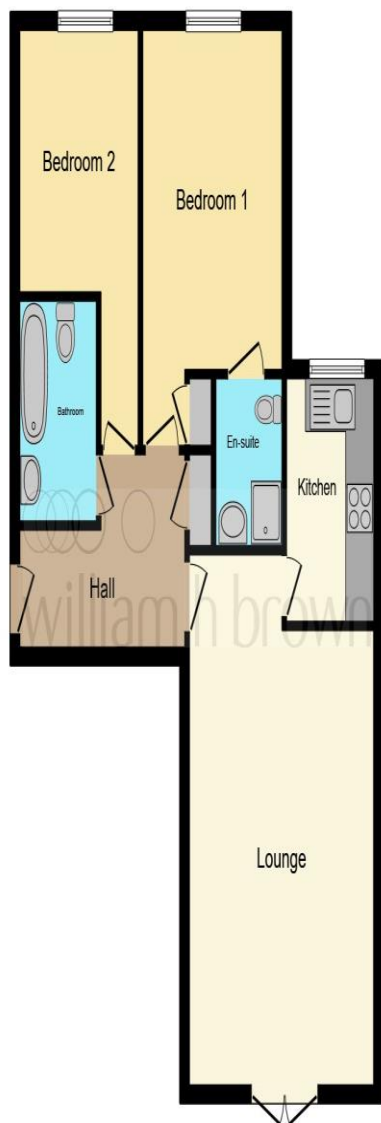
Lease: 125 years from 1 January 2004

Lease remaining 104 years

Current Ground Rent: £170 pm

Current Service Charge: £266 pm





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**  
**Lynmouth Gardens,**  
**CHELMSFORD**

- Second-floor apartment
- Two double bedrooms
- Two bathrooms
- Spacious open-plan lounge/diner
- Allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3192.00

Ground Rent: 170.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£275,000**



**view this property online** [williamhbrown.co.uk/Property/CHE115698](http://williamhbrown.co.uk/Property/CHE115698)



Property Ref:  
CHE115698 - 0003

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