



Godfreys Mews, Chelmsford CM2 0XE

welcome to

Godfreys Mews, Chelmsford

Situated in central Chelmsford, this delightful one-bedroom first-floor retirement apartment provides a tranquil and secure living environment within the highly regarded Godfrey Mews development. Exclusively for residents aged 55 and over and the property is thoughtfully maintained.

Entrance Hall

Fischer electric heater, Airing cupboard, Carpeted (heaters installed 2023)

Lounge

17' 10" x 10' 2" (5.44m x 3.10m)

Fischer electric heater, Carpeted

Kitchen

7' 7" x 7' 6" (2.31m x 2.29m)

Fully fitted Kitchen installed approx 2 years old

Bedroom

17' 2" x 8' 11" (5.23m x 2.72m)

Fitted Wardrobe, Carpeted

Bathroom

7' 7" x 5' 10" (2.31m x 1.78m)

Walk in Shower, Heated Towel Rail

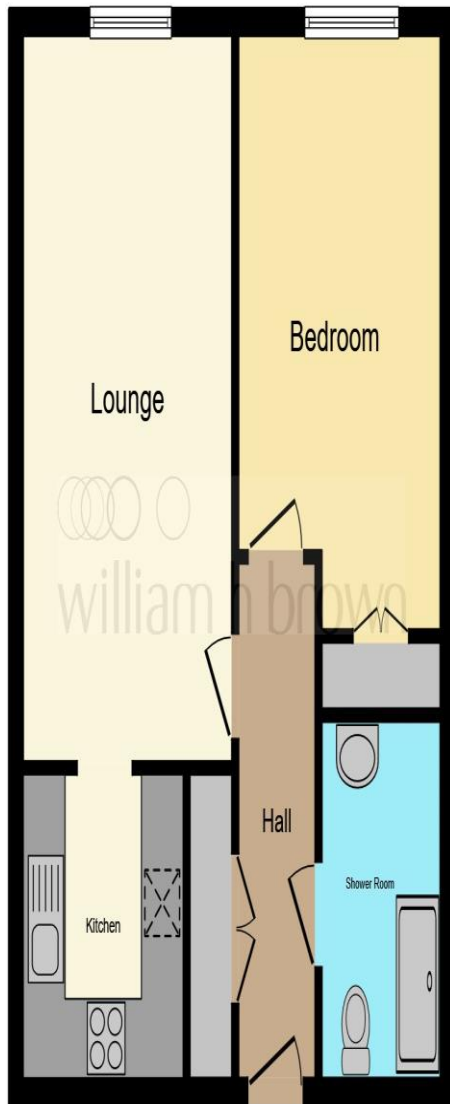
Agents Note:

Lease: 139 years from 1 June 1988

Lease: 102 years remaining

Current Ground Rent: £294 pa

Current Service Charge: £2700 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



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- Spacious double bedroom with built-in wardrobe
- Bright and airy living/dining room with large window
- Modern fitted kitchen with integrated appliances
- Contemporary bathroom with walk-in shower
- Attractive communal gardens and seating areas

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2700.00

Ground Rent: 294.00

This is a Leasehold property with details as follows; Term of Lease 139 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£110,000



view this property online williamhbrown.co.uk/Property/CHE115826



Property Ref:
CHE115826 - 0007

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.

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