



Beacon House, Rainsford Road, Chelmsford CM1 2XL

welcome to

Beacon House Rainsford Road, Chelmsford

Guide Price £300,000–£325,000 Immaculate 2-bed first-floor apartment with balcony & allocated parking. Centrally located, ideal for commuters. Early viewings highly recommended—offered by William H Brown.

Entrance Hall

Lounge / Kitchen / Diner

21' x 13' 1" (6.40m x 3.99m)

Bedroom One

15' 5" x 8' 6" (4.70m x 2.59m)

Bedroom Two

15' 5" x 8' 2" (4.70m x 2.49m)

Bathroom

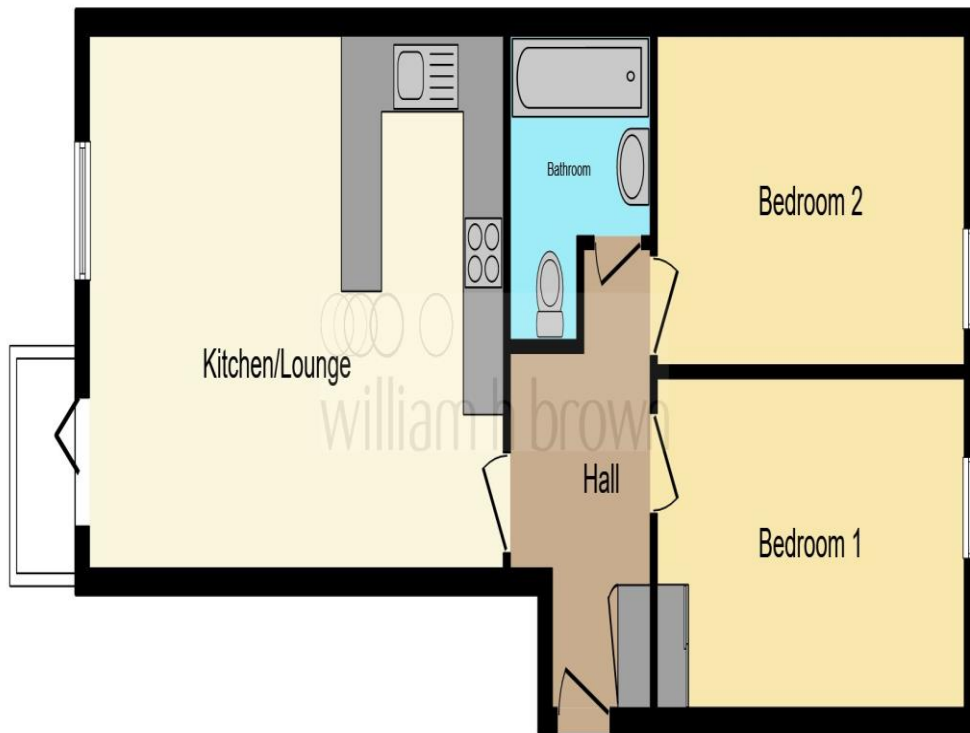
No Parking

Agents Note:

Lease: 125 years from 1 January 2022

Current Ground Rent & Service Charge combined:

£1440 pa



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

**Beacon House Rainsford Road,
Chelmsford**

- City Centre Apartment
- Parking
- Close to Station / Amenities
- Immaculately Presented
- High Spec with High Ceilings

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1440.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



view this property online [williamhbrown.co.uk/Property/CHE115874](https://www.williamhbrown.co.uk/Property/CHE115874)



Property Ref:
CHE115874 - 0003

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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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