



**Century Tower, Shire Gate, Chelmsford CM2 0FQ**



william  
h brown

The logo for William H Brown features a series of four colored circles in green, orange, red, and blue arranged in a horizontal arc. To the right of the circles, the company name 'william' and 'h brown' is written in a lowercase, sans-serif font.

**welcome to**

## **Century Tower Shire Gate, Chelmsford**

Being offered with NO ONWARD CHAIN is this stunning two bedroom penthouse apartment. The property is in immaculate condition benefiting from a wrap around balcony with views over Chelmsford's central park and county cricket ground. The property also has allocated underground parking for one.

### **Entrance Hall**

### **Lounge**

16' x 9' ( 4.88m x 2.74m )

### **Open Plan Kitchen / Diner**

13' 6" x 10' 4" ( 4.11m x 3.15m )

### **Bedroom One**

14' 4" x 9' 6" ( 4.37m x 2.90m )

### **Bedroom Two**

13' 2" x 9' 11" ( 4.01m x 3.02m )

### **Bathroom**

8' 1" x 5' 10" ( 2.46m x 1.78m )

### **Agents Note:**

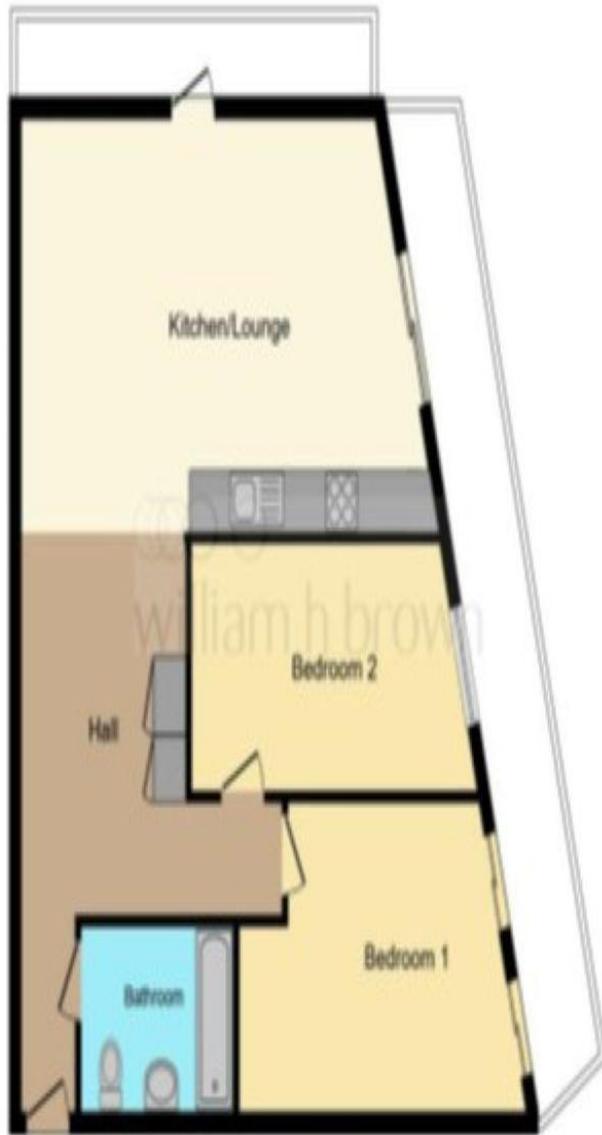
Lease: 150 years from 14 March 2014

Lease: 139 years remaining

Current Ground Rent: £350 pa

Current Service Charge: £6000 pa

(The service charge is high at the moment but will come down due to a new Management Company, vendor confirmed)



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

## Century Tower Shire Gate, Chelmsford

- Two bedrooms
- Penthouse
- Wrap around balcony
- Stunning views
- Immaculate condition

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3600.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 14 Mar 2014. 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

**£350,000**



**view this property online** [williamhbrown.co.uk/Property/CHE115902](http://williamhbrown.co.uk/Property/CHE115902)



Property Ref:  
CHE115902 - 0007

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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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