



**Watson Heights, Chelmsford CM1 1AP**

***welcome to***

## **Watson Heights, Chelmsford**

GUIDE PRICE £300-£325,000

Being sold in is this immaculate two bedroom fourth floor apartment. Being offered with NO ONWARD CHAIN & benefiting from en-suite to the master bedroom. Open plan living / large balcony / dining / kitchen area. Allocated parking, on site gym & concierge.

### **Entrance Hall**

### **Utility Room**

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

23' 8" x 11' 6" ( 7.21m x 3.51m )

### **Full Length Balcony**

32' x 3' 6" ( 9.75m x 1.07m )

### **Bedroom One**

16' 2" x 8' 10" ( 4.93m x 2.69m )

### **En Suite**

7' 6" x 4' 7" ( 2.29m x 1.40m )

### **Bedroom Two**

12' 5" x 10' 10" ( 3.78m x 3.30m )

### **Bathroom**

7' 2" x 6' 4" ( 2.18m x 1.93m )

### **Allocated Parking**

### **Agents Note:**

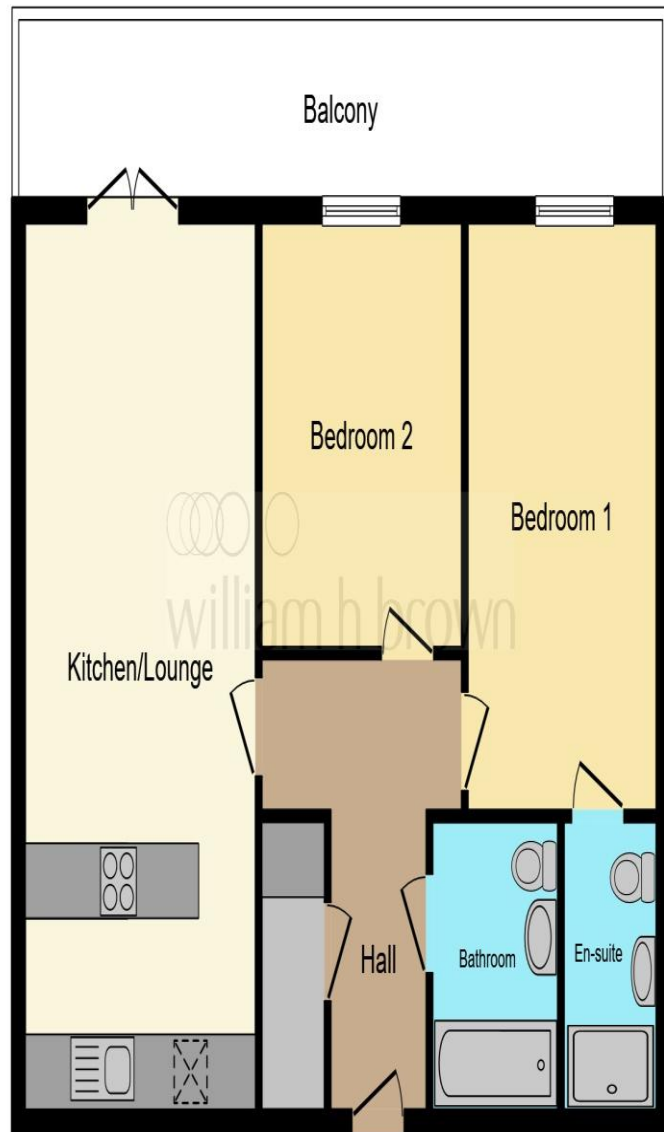
Lease: 125 years from 1 May 2014

Current Ground Rent: £330 pa

Current Service Charge: £2100 pa

Buildings Insurance £670 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.



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**Watson Heights,**  
**Chelmsford**

- GUIDE PRICE £300-£325,000
- En Suite to master bedroom
- Allocated covered parking
- Fourth Floor
- Short walk to train station

Tenure: Leasehold EPC Rating: B  
Council Tax Band: D Service Charge: 2100.00  
Ground Rent: 330.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2014.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£300,000**



**view this property online** [williamhbrown.co.uk/Property/CHE115959](http://williamhbrown.co.uk/Property/CHE115959)



Property Ref:  
CHE115959 - 0006

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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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