



**Victoria Road, Chelmsford CM1 1PA**

## welcome to Victoria Road, Chelmsford

- First floor
- Private south facing rear garden
- No chain
- Close to city centre
- 

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £190,000



**view this property online** [williamhbrown.co.uk/Property/CHE116090](http://williamhbrown.co.uk/Property/CHE116090)

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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### Agents Note:

Lease: 189 years from 24 June 1985

Lease: 149 years remaining

Current Ground Rent: Nil

Current Service Charge: £1700 pa



#### Property Ref:

CHE116090 - 0004



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