



**Hardy Close, Chelmsford CM1 1AE**

**welcome to**

## **Hardy Close, Chelmsford**

A rare opportunity to buy this luxury one bedroom penthouse apartment located exclusively on the top floor. The property consists of an open plan kitchen/lounge with floor to ceiling windows, one bedroom, and bathroom. The large balcony overlooks central park.

### **Entrance Hall**

### **Bathroom**

5' 11" x 5' 11" ( 1.80m x 1.80m )

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

18' 8" x 14' 2" ( 5.69m x 4.32m )

### **Balcony**

### **Bedroom**

14' 1" x 10' 4" ( 4.29m x 3.15m )

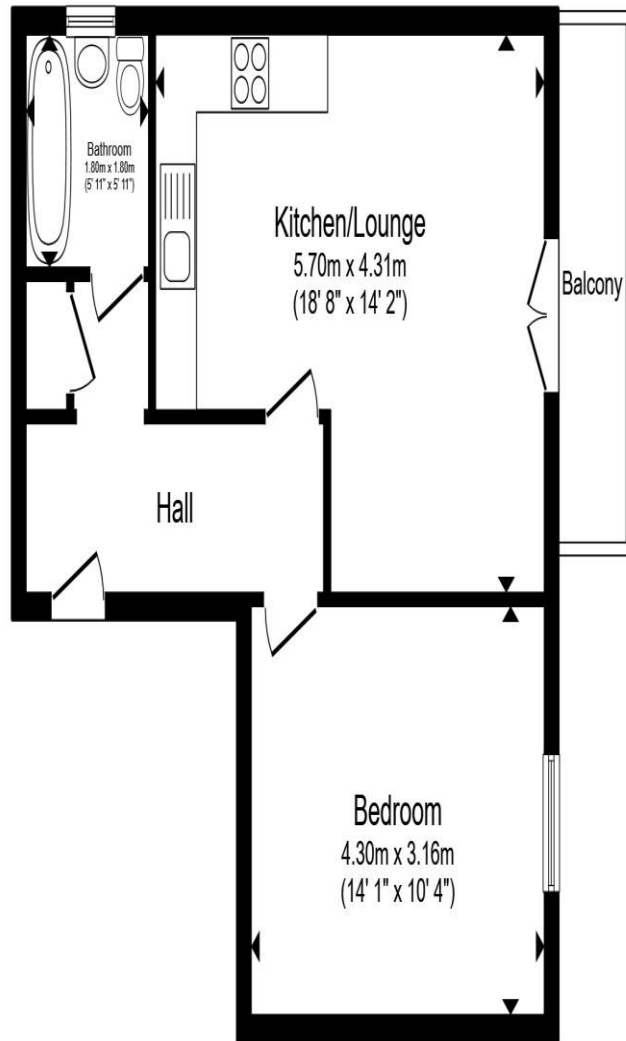
### **Allocated & Visitors Parking**

### **Agents Note:**

Lease: 125 years from 1 January 2015

Current Ground Rent: £50 pa

Current Service Charge: £1915.82 pa



Total floor area 46.8 m<sup>2</sup> (503 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)





**welcome to**  
**Hardy Close,**  
**Chelmsford**

- City Centre Penthouse
- One Bedroom Apartment
- Allocated & Visitors Parking
- Large south facing balcony
- Incredible views of Central Park

Tenure: Leasehold EPC Rating: B  
Council Tax Band: C Service Charge: 1915.82  
Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price  
**£260,000**



**view this property online** [williamhbrown.co.uk/Property/CHE116125](http://williamhbrown.co.uk/Property/CHE116125)



Property Ref:  
CHE116125 - 0003

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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