



**Pollards Green, Chelmer Village Chelmsford CM2 6UX**

**welcome to**

## **Pollards Green, Chelmer Village Chelmsford**

Located in the sought-after Chelmer Village area, this one-bedroom ground floor maisonette presents an opportunity for first-time buyers, investors, or those looking to put their own stamp on a property. Offered with no onward chain, the home is ready for a new owner to unlock its full potential.

### **Entrance Hall**

### **Bedroom**

11' 10" x 8' 9" ( 3.61m x 2.67m )

### **Bathroom**

7' 2" x 6' 2" ( 2.18m x 1.88m )

### **Kitchen**

13' 2" x 7' 3" ( 4.01m x 2.21m )

### **Lounge**

11' 10" x 11' 3" ( 3.61m x 3.43m )

### **External**

### **Allocated Parking**

### **Agents Note:**

Lease: 125 years from 24 June 1988

Lease: 88 years remaining

Current Ground Rent: £134 pa

Current Service Charge: £2292 pa



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.focalagent.com](http://www.focalagent.com)



welcome to  
**Pollards Green,  
Chelmer Village Chelmsford**

- No Chain
- Needs Updating
- Parking
- Shared Garden with Direct Access
- 

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2292.00

Ground Rent: 134.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£165,000**



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Property Ref:  
CHE116015 - 0003

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