

Paul Mason Associates

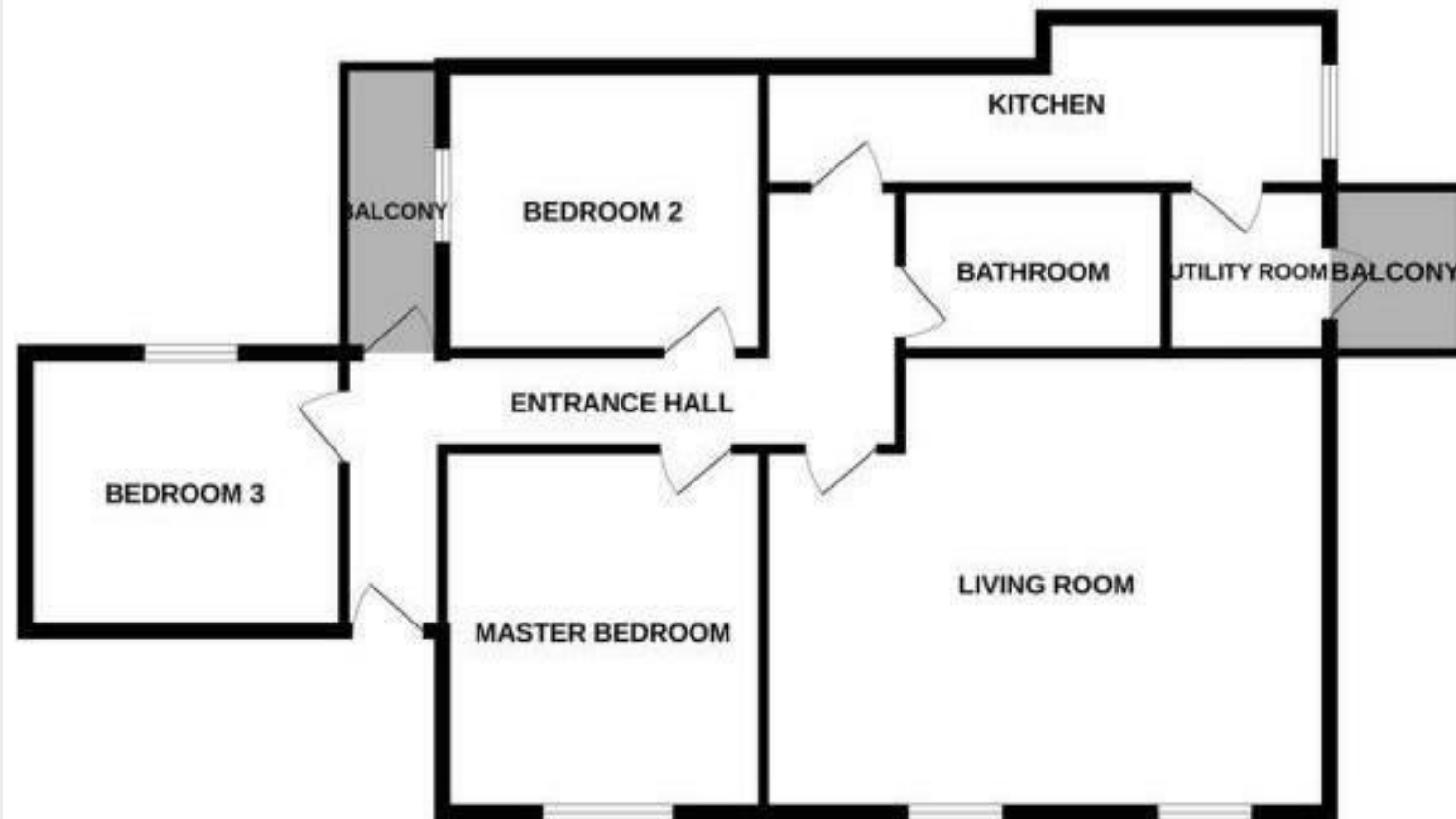


Shelley Road, Chelmsford, Essex, CM2 6ET

Guide price £250,000

- No onward chain
- Spacious and well presented 2nd floor apartment
- Three bedrooms
- Spacious lounge/dining room
- Fitted kitchen with small utility area
- Parking area for homeowner and visitors
- Ideally positioned within walking distance of the City centre
- Internal viewing strongly advised
- EPC - F

Ideally positioned within walking distance of the City Centre is this spacious top floor apartment, being offered for sale with the benefit of NO ONWARD CHAIN. The accommodation comprises three good size bedrooms, white bathroom suite, 14'3 x 12'4 lounge and fitted kitchen with separate small utility area. The property also benefits from its own private balcony offering ideal outside seating, gas central heating and parking. The property is ideally suited to either first time or investment buyers and viewings are highly recommended to appreciate the space on offer.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	62		
	35		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

ACCOMMODATION

Entrance Hall

Entrance door. Double glazed door leading to balcony. Built in cupboard. Entry intercom system. Laminate flooring.

Lounge

4.36m x 3.77m (14'3" x 12'4")
Double glazed window to front.
Laminate flooring. Radiator. Coved ceiling.

Bedroom One

3.76m x 2.73m (12'4" x 8'11")
Double glazed window to front.
Radiator. Laminate flooring. A range of fitted wardrobes to one wall with hanging rails, drawers and shelving.

Bedroom Two

3.61m x 2.83m (11'10" x 9'3")
Double glazed window to side overlooking the balcony. Radiator. Laminate flooring. Recess area with shelving.

Bedroom Three

2.74m x 2.49m (8'11" x 8'2")
Double glazed window to rear.
Laminate flooring. Radiator.

Bathroom

Obscure double glazed window to side. White suite comprising panelled bath with shower over. Low level WC and pedestal wash hand basin. Part tiled walls. Heated towel rail.

Kitchen

4.28m x 2.24m (14'0" x 7'4")
Double glazed window to side. A range of fitted units to base and eye level. Laminate roll top work surfaces incorporating one and a half bowl sink unit with mixer taps. Space and plumbing for washing machine. Space for cooker. Part tiled walls. Concealed gas fired combi boiler.
Access to:-

Utility Area

Double glazed door leading through to additional small balcony area. Space for fridge/freezer.

EXTERIOR

Balcony

Artificial grass. Offering an ideal outside seating area.

Parking

Parking for homeowner and visitors.

Services

Gas central heating. Mains water supply and drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

