

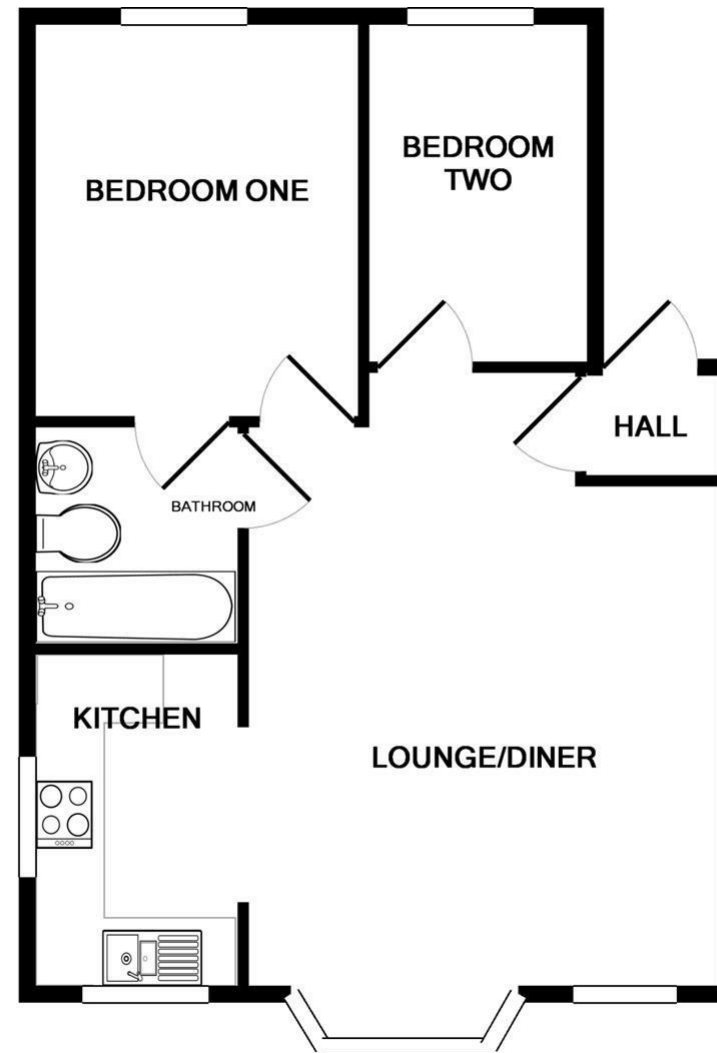
Associates  
*Paul Mason*

63 Burnell Gate, Chelmsford, Essex, CM1 6ED

Guide price £240,000

- Ground Floor Apartment
- Spacious Accommodation Throughout
- Communal Gardens
- Two Bedrooms
- Sought After Location
- Phone Entry System
- Allocated Parking
- Open Plan Lounge/Diner
- No onward chain - Keys held for viewings
- EPC-TBC

Situated in the sought after Beaulieu Park Development in Chelmsford, this well presented two bedroom ground floor apartment benefits from being sold with NO ONWARD CHAIN. The property consists of an open plan lounge/diner with an opening to the kitchen, two bedrooms and a three piece bathroom suite with a door to bedroom one. The property includes features such as a bay window in the lounge, and double glazed sash windows throughout. There is parking to the rear of the property with allocated spaces. Viewings come highly recommended to fully appreciate the property on offer.



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

## Distances

Beaulieu Park Station (opening 2025) – 0.5 miles  
Chelmsford Train Station - 3.7 miles  
Chelmer Valley Park and Ride - 2.7 miles  
The Beaulieu Park School - 1.3 miles  
Chelmer Valley High School - 3.8 miles  
Stansted Airport - 18.7 miles

All distances are approximate

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Area

Phone entry system. Open plan through to lounge.

#### Lounge/Diner

4.1m x 3.8m (13'5" x 12'5")  
Double glazed sash window to front and further double glazed bay sash window to front. Two radiators. TV point. Wood effect flooring. Opening to :-

#### Kitchen

3.0m x 1.8m (9'10" x 5'10" )  
Dual aspect double glazed sash windows to front and side. Units fitted to eye and base level with granite work surfaces and matching upstands with inset 1 1/2 sink and drainer. Integrated four ring hob with extractor hood over, oven, fridge-freezer and washer/dryer.

Cupboard housing wall mounted boiler. Inset spotlights. Wood effect flooring.

#### Bathroom

1.9m x 1.9m (6'2" x 6'2" )  
Three piece white suite comprising 'L' shaped panelled bath with shower attachments and fitted glass screen, low level WC and pedestal wash hand basin. Heated towel rail. Inset lighting. Fully tiled walls and flooring. Additional door to :-

#### Bedroom One

3.5m x 2.9m (11'5" x 9'6" )  
Double glazed sash window to rear. Radiator. Wood effect flooring. Door to bathroom.

#### Bedroom Two

3.0m x 1.9m (9'10" x 6'2" )  
Double glazed sash window to rear. Wood effect flooring. Radiator.

## EXTERIOR

### Communal Gardens & Allocated Parking

#### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas Central Heating  
Local Authority - Chelmsford City Council

## Leasehold Information

Lease from 2001 – 125 years - approximately 102 years remaining.  
Ground rent - £300pa  
Service charge - £682.59 every 6 months

The above information has been provided by the homeowner.

## 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.



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