

Paul Mason Associates



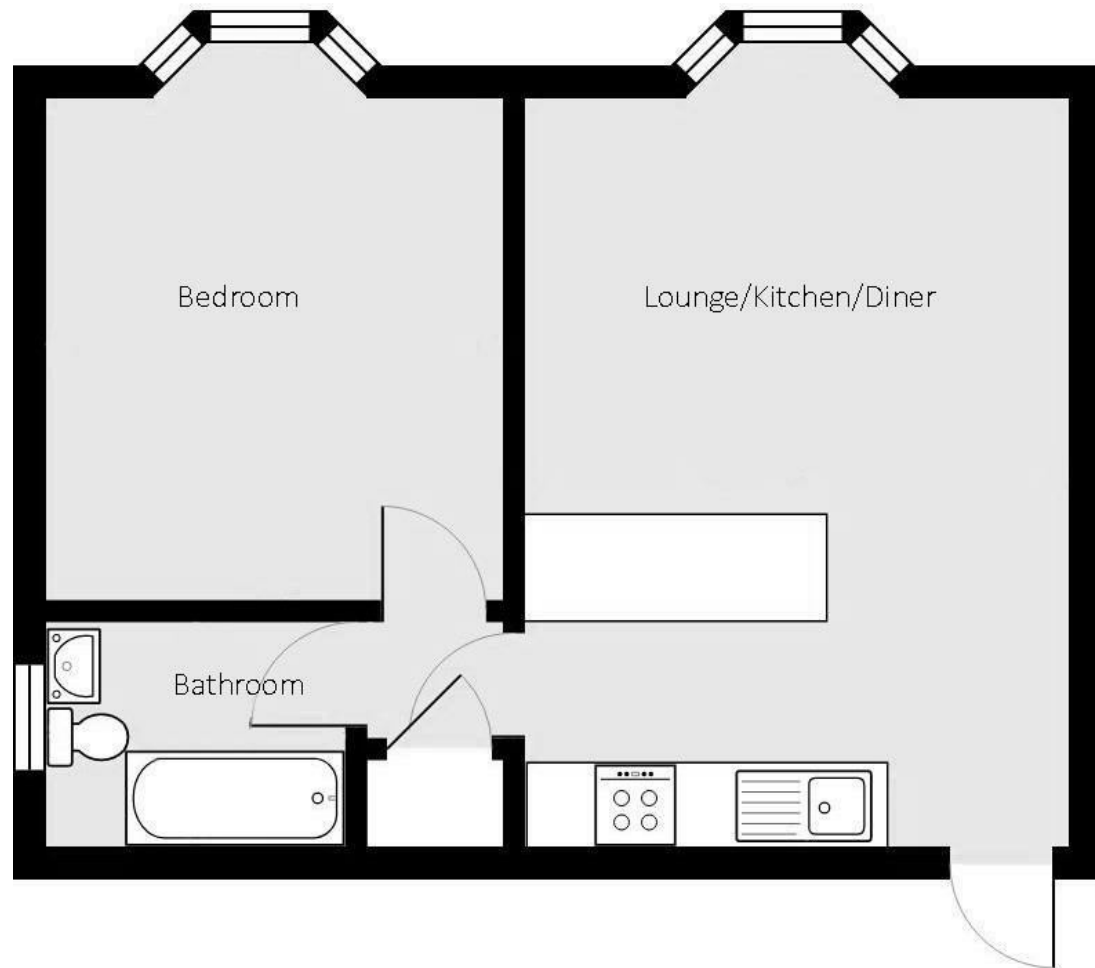
Rainsford Road, Chelmsford, CM1 2QJ

Guide price £195,000

- No Onward Chain
- Ideal for Commuters, First Time Buyers or Buy to Let Investors
- Open Plan Kitchen/Lounge/Diner
- Fitted Bathroom Suite
- One Double Bedroom
- Allocated Parking Plus Visitors Parking
- Well Maintained Communal Gardens
- Less than a 10 minute walk to Chelmsford Train Station and Town
- Within Walking Distance of Admirals Park and Central Park
- EPC - C

Situated in the heart of Chelmsford just a short walk from the train station, parks and array of amenities. This one bedroom first floor apartment benefits from an open plan lounge/kitchen/diner, bathroom and bedroom with characterful bay windows to the front of the property. The property is being sold with no onward chain and would be ideal for an investor, first time buyer or commuter.

Externally, there are communal gardens which are very well maintained with an area which is laid to lawn, bordered with decorative white stones and a variety of colourful flowers. There is also an allocated parking space, as well as visitors parking. To appreciate the property on offer, viewing comes highly recommended.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	74		
	71		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			

ACCOMMODATION

Kitchen/Lounge/Diner

6.27m x 3.99m (20'6" x 13'1")

Kitchen Area

3.99m x 2.66m (13'1" x 8'8")

Entrance door to rear. Units fitted to eye and base level with laminate work surfaces and inset sink with drainer and mixer taps. Matching cupboard housing Worcester boiler. Tiled splashbacks. Space for oven with extractor fan over. Space for washing machine. Matching breakfast bar with pendent lighting over and space for under counter fridge. Coved ceiling. Inset spotlights. Wood effect flooring. Door to inner hall.

Lounge/Dining Area

3.99m x 3.45m (13'1" x 11'3")

Double glazed bay window to front. Coved ceiling. Radiator.

Inner Hall

Airing cupboard. Doors to :-

Bedroom

4.26m x 3.30m (13'11" x 10'9")

Double glazed bay window to front. Coved ceiling. Wood effect flooring.

Bathroom

2.18m x 1.88m (7'1" x 6'2")

Obscure double glazed window to side. Three piece suite comprising panelled bath with shower attachments, low level WC and pedestal wash hand basin. Part tiled walls. Tile effect flooring.

EXTERIOR

Rear Gardens

Coded gate leading to communal entrance door. Incredibly well maintained communal gardens with a variety of colourful flowers. Partly laid to lawn. Leading to :-

Parking

One allocated parking space. Additional visitor parking.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Chelmsford -

Tax Band - B

Lease Information

Ground rent and service charge (including building insurance) - £1,500pa

Lease length - in excess of 900 years (to be confirmed)

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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