

Paul Mason Associates

Churchill Rise, Chelmsford, Essex, CM1 6FD
Guide price £160,000

- No onward chain - keys held for viewings
- One large double bedroom
- Fitted kitchen
- Spacious lounge with patio doors leading to communal gardens
- Entrance hall with ample storage
- Gas central heating via combi boiler
- Ground floor
- Communal parking to front
- Sought after location
- EPC - C

Offered for sale with no onward chain, is this spacious ground floor one bedroom apartment, situated in this popular location. The property is situated in a small block of just four apartments and boasts good size private communal gardens, with patio doors leading from the lounge. The accommodation comprises a spacious entrance hall with ample storage, generous double bedroom, bathroom, fitted kitchen and 14'3 x 12'9 lounge overlooking the gardens. The property also has the benefit of gas central heating via combi boiler and communal parking to front for homeowner and guests. Keys held for viewings.

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Floor Plan

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

Entrance Hall

Security entry phone system. Radiator. Built in airing cupboard with radiator. Large built in double width storage cupboard. Further cupboard housing meters.

Bedroom

3.80m x 3.55m (12'5" x 11'7")
Double glazed window to rear.
Radiator.

Bathroom

Obscure double glazed window to front. Panelled bath with hand holds and shower over with tiled surround. Low level WC and pedestal wash hand basin. Radiator.

Kitchen

2.38m x 2.38m (7'9" x 7'9")
Double glazed window to front. A range of units fitted to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Space and plumbing for washing machine. Space for full height fridge/freezer. Built in oven with hob above. Part tiled walls. Wall mounted gas fired combi boiler.

Lounge/Dining Room

4.36m x 3.90m (14'3" x 12'9")
Obscure porthole window to front and double glazed sliding patio doors to rear. Radiator. TV point. Dado rail. Central heating thermostat.

EXTERIOR

Communal Gardens

Good size mature gardens to front and rear with large lawned areas and mature flowers and shrubs. An ideal private seating area leading from the lounge.

Parking

Communal parking to front for homeowner and visitors.

Additional Information

Length of lease - 125 years remaining
Service charge - £1,182.84
Ground rent - Nil

The above information has been provided by the sellers of the property.

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating
Local Authority - Chelmsford

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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