



Parkinson Drive, Chelmsford, CM1 3GU
£235,000

Jenkins
Property

Ground floor good sized two-bedroom apartment offering a perfect blend of comfort and modern living. Ideal for both first-time buyers and those looking to downsize, this property boasts a well-thought-out layout that maximises space and light.

A welcoming hallway leads to a spacious living area, perfect for relaxation or entertaining guests with space to accommodate a dining table. The contemporary design is complemented by patio doors that allow natural light to flood the room, creating a warm and inviting atmosphere and open onto a bright sunny courtyard with your own outside area to relax. Two generously sized bedrooms provide ample space for storage, rest and privacy. The master bedroom benefits from an en-suite shower, ensuring convenience and comfort.

In addition to the en-suite, the property favours a second well-appointed bathroom and separate kitchen.

This lovely apartment is conveniently placed near local amenities, including shops, parks, and excellent transport links, ensuring easy access to Chelmsford city centre and beyond. Whether you are looking to enjoy the tranquillity of suburban life or the hustle and bustle of city living, this property provides the best of both worlds.

- Ground Floor
- Two Bedrooms
- Family Bathroom
- Secure Parking Area
- Private Outside Space/area
- En-Suite to Bedroom One
- Seperate Kitchen

Entrance hall 2'10" x 14'5"
(0.86m" x 4.39m")

Living Room 18'6" x 10'3"
(5.64m" x 3.12m")

Kitchen 11 x 6'10" (3.35m x 2.08m")

Bedroom One 9 x 8'3" (2.74m x 2.51m")

En-Suite 5'1 x 4'7 (1.55m x 1.40m)

Bedroom Two 9'1 x 8'3" (2.77m x 2.51m")

Large storage area.

Bathroom 5'8" x 6'10" (1.73m" x 2.08m")

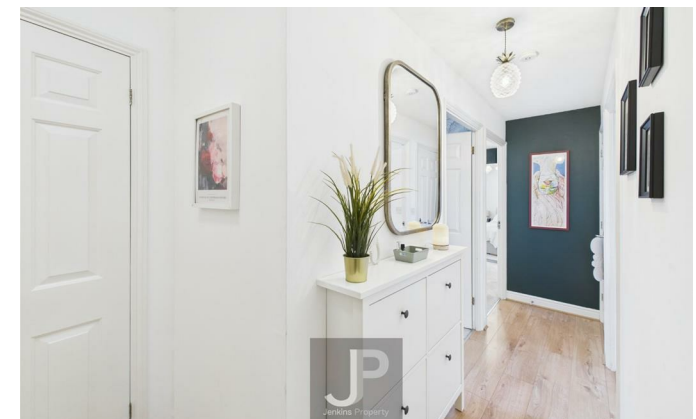
Exterior

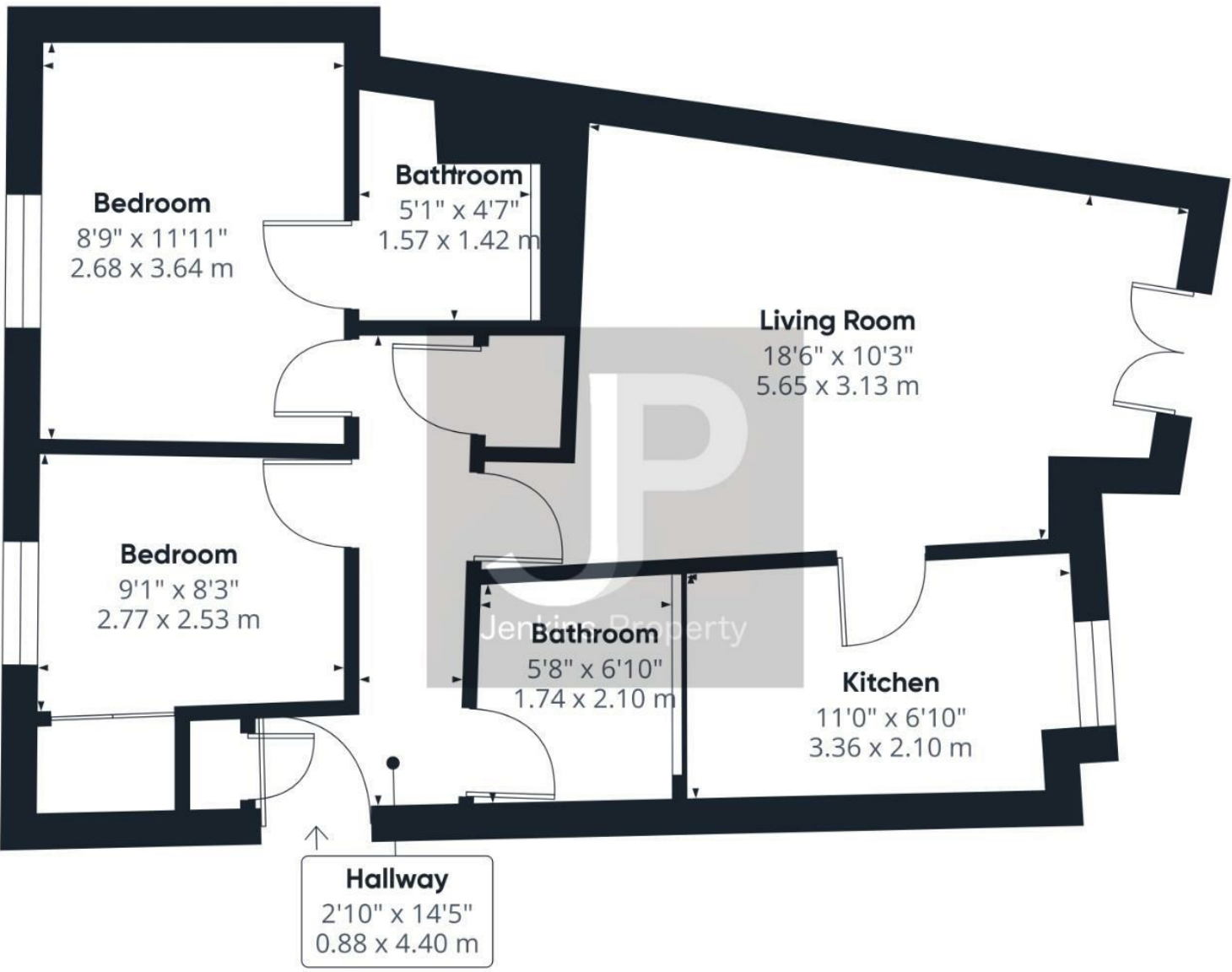
Direct access from patio door to own area of courtyard.

*Lease 125 years from 9th march 2018.

*Service charge is £1875.56, I pay for this monthly and works out £156 a month.

*Ground rent is £200 paid half yearly, £100 in June and £100 in December.





Approximate total area⁽¹⁾
617.63 ft²
57.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Total energy efficient - lower running costs					
92-100	A		92-100	A	
81-91	B		81-91	B	
70-80	C		70-80	C	
59-69	D		59-69	D	
48-58	E		48-58	E	
37-47	F		37-47	F	
26-36	G		26-36	G	
15-25			15-25		
5-14			5-14		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

