



Pearson Grove, Chelmsford, CM1 7FE

- Coach House
- Two Double Bedrooms
- Cul-de-Sac Location
- Parking For Two Vehicles, Carport
- Rear Garden
- 25 Min Walk to Chelmsford Station (source: google maps)
- Modern Development with Park
- Shared Ownership of 60%

Shared ownership £186,000 - Leasehold - Council Tax: C



Entrance Hall

Entrance door. Smooth ceiling, coving, radiator, stairs to living space, vinyl flooring.

Reception Room

17'5 x 15'11 max sizes (5.31m x 4.85m max sizes)
Skylight, double glazed window with plantation style shutters. Smooth ceiling, coving, two radiators, cupboard housing hot water tank, carpet.

Kitchen

7'10 x 7'9 (2.39m x 2.36m)
Double glazed window. Range of base and eye level wall cabinets with worktops, single drainer stainless steel sink, stainless steel four burner gas hob with integrated oven beneath and overhead extractor hood, integrated fridge/freezer, smooth ceiling, part tiled walls, tiled floor.

Hall

Smooth ceiling, access to loft, radiator, carpet.

Bedroom One

11'10 x 10'3 max sizes (3.61m x 3.12m max sizes)
Double glazed window with plantation style shutters.
Smooth ceiling, radiator, carpet.

Bedroom Two

11'10 x 6'11 (3.61m x 2.11m)
Two skylights. Smooth ceiling, radiator, carpet.

Bathroom

7'5 x 5'8 max sizes (2.26m x 1.73m max sizes)
Skylight. Suite comprising of bath with handheld and waterfall attachments to tap, glass screen, pedestal wash basin and low level wc, smooth ceiling, extractor, radiator, part tiled walls, tiled floor.

Carport

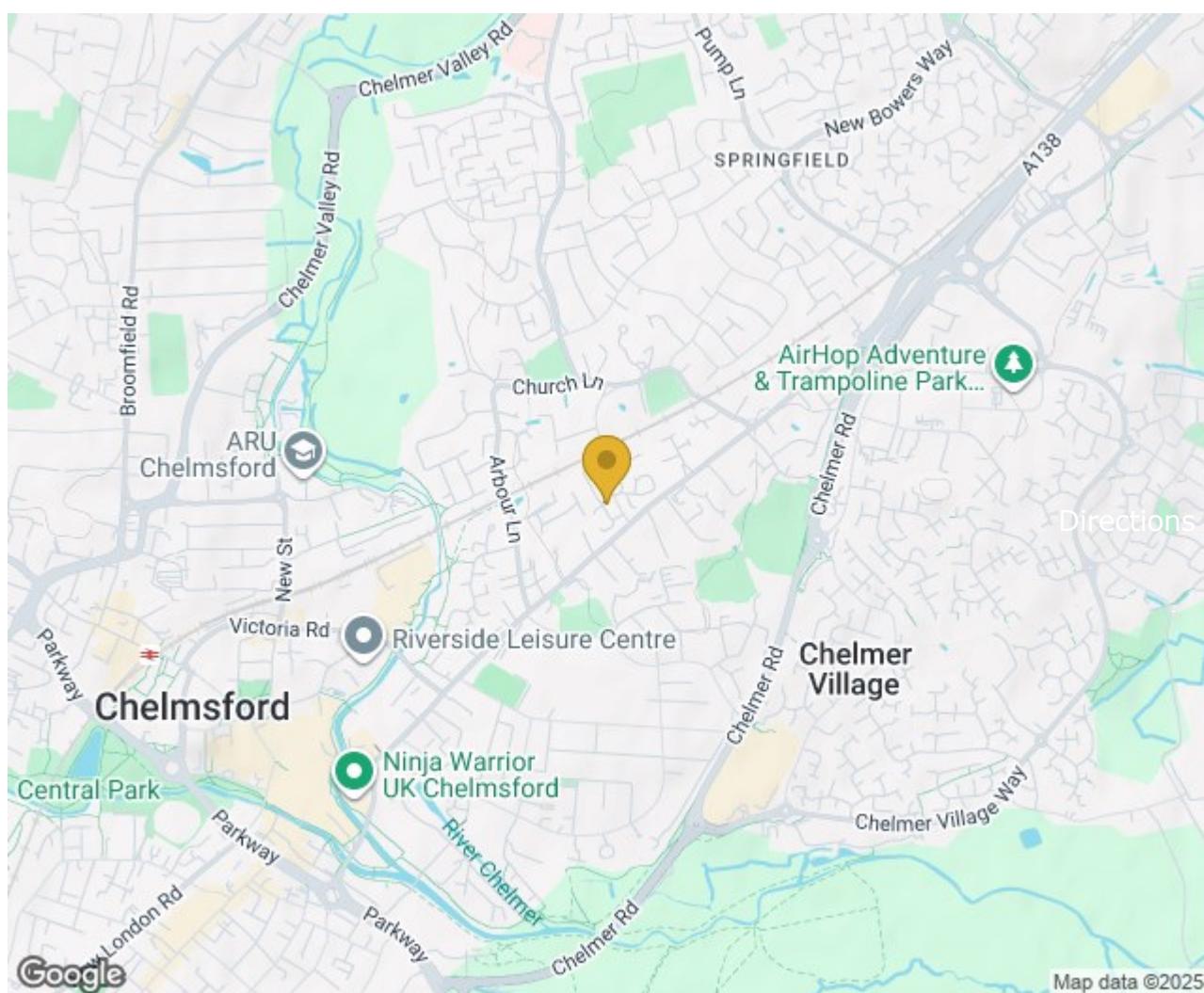
17'8 x 10'7 max sizes (5.38m x 3.23m max sizes)
Block paved, light, door to understairs cupboard.

Rear Garden

17'5 x 6'00 (5.31m x 1.83m)
Accessed via Carport, paved.

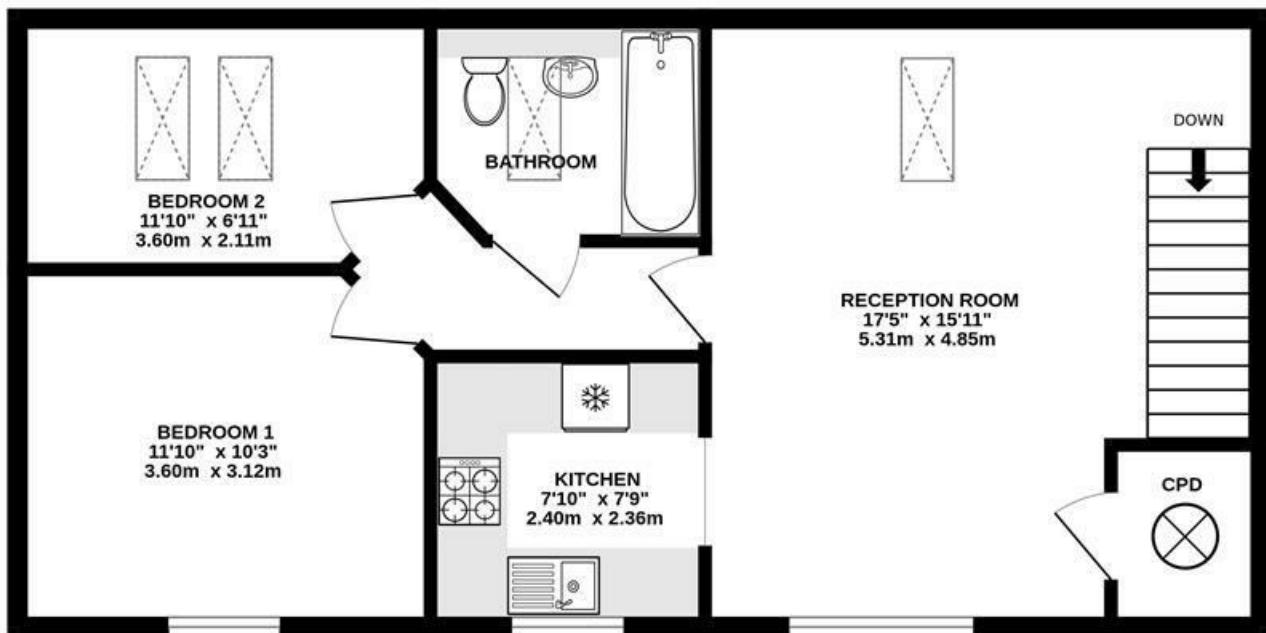
Material Information

- Lease: 125 years from 2012
- Current annual ground rent: £nil
- Current annual service charge: £909.12
- Shared ownership: 60% Share Percentage - Monthly Rent: £238.10





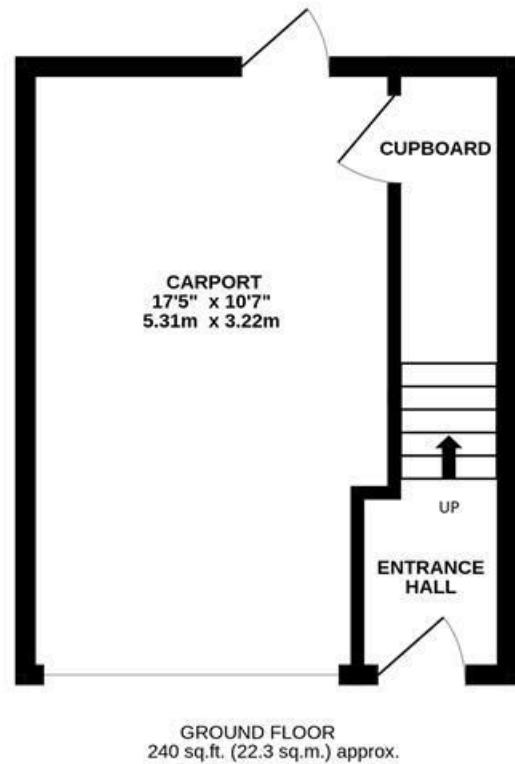
1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Material Information:
Council Tax Band: C
Tenure: Leasehold

Energy Efficiency Rating		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			
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	