

Adrians

Sales & Lettings Agents

For Sale



Wickham Crescent, Chelmsford

This exceptionally well presented two bedroom top floor apartment offers in our opinion very pleasant views over local green space and has the added bonus of two allocated parking spaces. Being on the top floor the property also has direct access to a loft for useful storage, in addition to a large degree of privacy. Wickham Crescent itself is within close proximity of favoured local schooling and a range of amenities, whilst Chelmsford City Centre is within easy reach by car or bus. Viewing is recommended



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Communal entry system with stairs rising to all levels and personal entrance door through to reception hall. Agents Note: the stairwells are all in very tidy order and are kept to a good standard.

ENTRANCE HALL

Security entry phone system, loft access, airing cupboard, doors to all rooms.

SITTING AREA 4.42m (14'6) x 3.12m (10'3)

'L' shaped to the kitchen area, two windows to front with pleasant views over greenspace, storage heater.

KITCHEN AREA 3.28m (10'9) x 2.46m (8'1)

Fully refitted with a comprehensive range of modern grey high gloss wall and base level units, square trimmed worktops, inset single drainer sink unit with mixer tap, four ring electric hob with oven below, integrated fridge freezer, integrated washing machine, inset spotlights, glazed window to rear.

BEDROOM ONE 3.38m (11'1) x 3.12m (10'3)

Coving to ceiling, glazed window to front overlooking green space.

BEDROOM TWO 3.28m (10'9) x 2.16m (7'1)

Window to rear overlooking communal gardens and parking.

BATHROOM

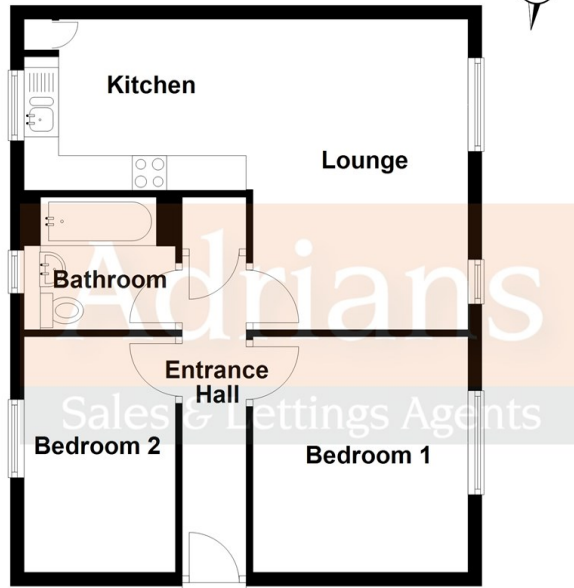
Obscure glazed window to rear, modern white suite comprising panel enclosed bath with shower over, glazed screen, pedestal wash hand basin with mixer tap, modern w.c. with full and half flush, tiled walls.

EXTERIOR

As mentioned previously the property offers two allocated parking spaces and there are communal gardens which are mainly laid to lawn with pathways to entrance doors. A particular feature is the open green space to the front of the property which includes a small paved path.

Second Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



Total area: approx. 51.4 sq. metres (553.7 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Copyright Adrians
Plan produced using PlanUp.

EPC RATING: C
COUNCIL TAX BAND: C
Leasehold

LENGTH OF LEASE: approx. 98 years remaining
ANNUAL GROUND RENT: £200
ANNUAL SERVICE CHARGE: £1432

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk