

# KILN & LODGE

ESTATE AGENTS : REDEFINED



## 45 New Writtle Street

Chelmsford, CM2 0SB

Offers in excess of £200,000



We absolutely love this one bedroom apartment that was built in 2020. This would be an ideal choice for first time buyers looking to get onto the property ladder or for those looking to downsize. The property offers a high specification fitted kitchen, a luxurious shower room, double bedroom and cosy living space.

Externally, there's a communal cycle store, a small garden area and communal refuse.

You'll find the City Centre and Railway station close by really making this a great buy!



### Entrance Hall

Telephone entry system, radiator, wood effect flooring.

### Bedroom

Window to front, radiator, carpet.

### Kitchen

A range of fitted units to eye and base level, integrated fridge/freezer, dishwasher, electric oven and hob. Work surfaces incorporate sink unit with mixer tap. Open into

### Lounge/Diner

Window to front, radiator, wood effect flooring.

### Shower Room

Window to rear, heated towel rail, double shower cubicle, wash hand basin, close coupled WC.

### Exterior

Communal Cycle Store

Communal Garden

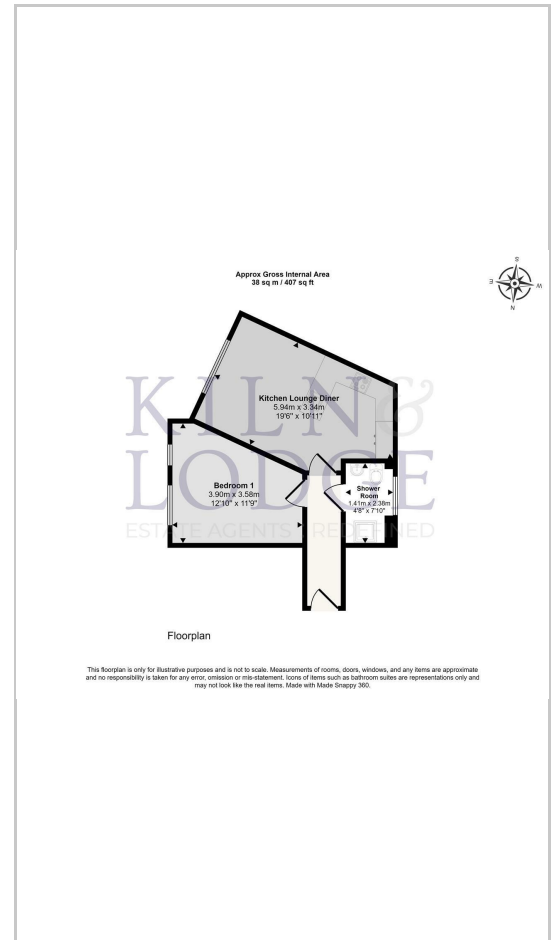
### Agents Note

Please note there is no allocated parking.

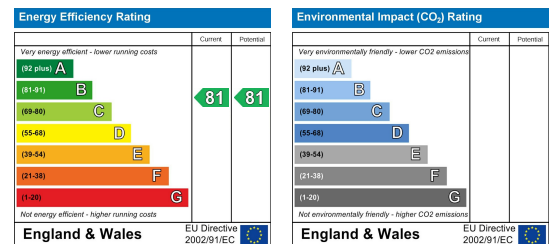
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Vison Offices, Saxon House 27 Duke Street, Chelmsford, Essex, CM1 1HT

Tel: 01245 330764 Email: sales@kilnandlodgeestates.co.uk <https://www.kilnandlodgeestates.co.uk>