

Adrians

Sales & Lettings Agents



Offers In Excess Of £170,000



Bellamy Court, Broomfield Road, Chelmsford

REDUCED PRICE! Exceptional ROOFTOP APARTMENT with large EXTERNAL TERRACE to the front and to the rear making the most of the East to West aspect enabling SUNRISE AND SUNSET VIEWS. City centre location, a good size well presented one bedroom apartment with gas central heating, dual aspect lounge/dining room and access to rear terrace from both the lounge and the bedroom.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

www.adrians-property.co.uk | 01245 265303 | info@adrians-property.co.uk



ENTRANCE HALL

Wood laminated style flooring, doors to

LOUNGE / DINING ROOM 5.44m (17'10) x 2.87m (9'5)

Window and door to rear, further window and door to front both leading to the East and West terraces, radiator, wood style laminated flooring.

KITCHEN 2.39m (7'10) x 2.36m (7'9)

Window to front, base and eye level fitted units complimented by roll top work surface, tiled splash backs, single drainer sink unit with mixer tap, integrated fridge freezer, space for washing machine.

BEDROOM 3.81m (12'6) x 3.18m (10'5)

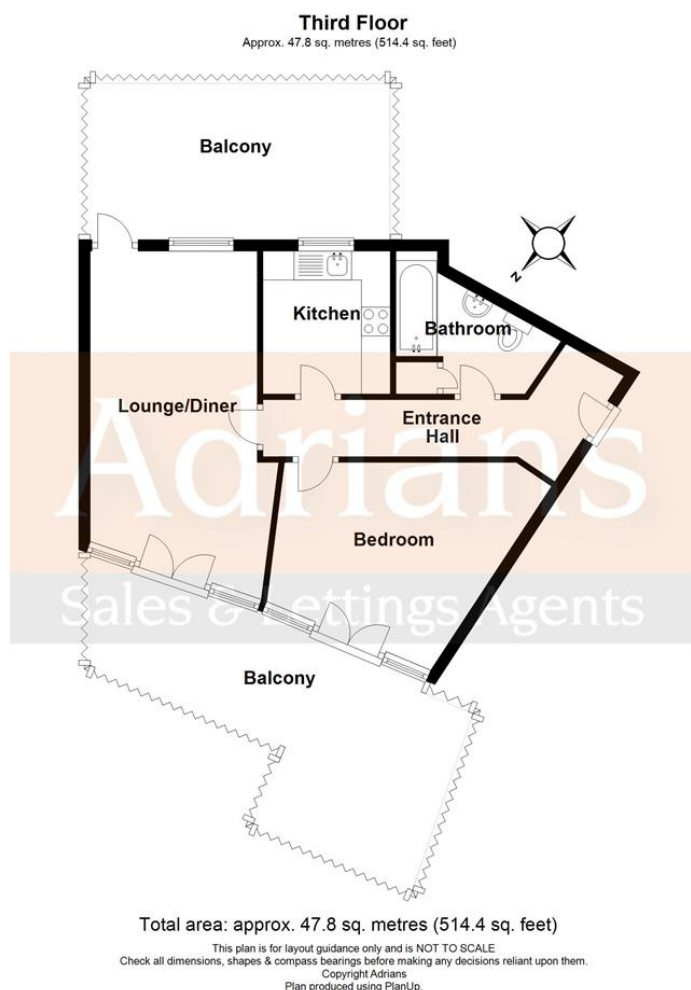
Irregular in shape with radiator, windows and doors leading onto the rear terrace.

BATHROOM

White suite comprising low level w.c, suspended wash hand basin with mixer tap, panelled bath with shower over, part tiling to walls, tiled flooring.

EXTERIOR

The property has No allocated parking but it is a City centre location being close to the mainline train station.



EPC RATING: C

COUNCIL TAX BAND: B

Leasehold

REMAINING LEAS 106 YEARS APPROX

ANNUAL GROUND RENT: £200

ANNUAL SERVICE CHARGE: £3900

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