

Adrians

Sales & Lettings Agents



For Sale



Burwood Court, Goldlay Avenue, Chelmsford, CM2 0TW

Located close to the City centre in the area known as Old Moulsham is this one bedroom ground floor purpose built apartment. It benefits from having a garage as well as being on the ground floor and close to local shops and amenities. This property is being offered for sale with no onward chain.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Part glazed door leading to

ENTRANCE HALL

Storage cupboard, doorway leading to kitchen, lounge and bedroom.

KITCHEN 2.24m (7'4) x 2.24m (7'4)

In need of modernisation, eye and base level units, one and a quarter bowl sink unit with mixer taps. secondary glazed window to side, space for appliances.

LOUNGE 4.88m (16') x 3.45m (11'4)

Secondary glazed windows to rear, electric heater, doorway leading to inner hallway.

BEDROOM ONE 3.73m (12'3) x 2.64m (8'8)

Secondary glazed window to rear, electric heater.

BATHROOM

Three piece suite comprising panelled bath, wash hand basin, low level w.c., tiling to walls, airing cupboard, secondary glazed window to front.

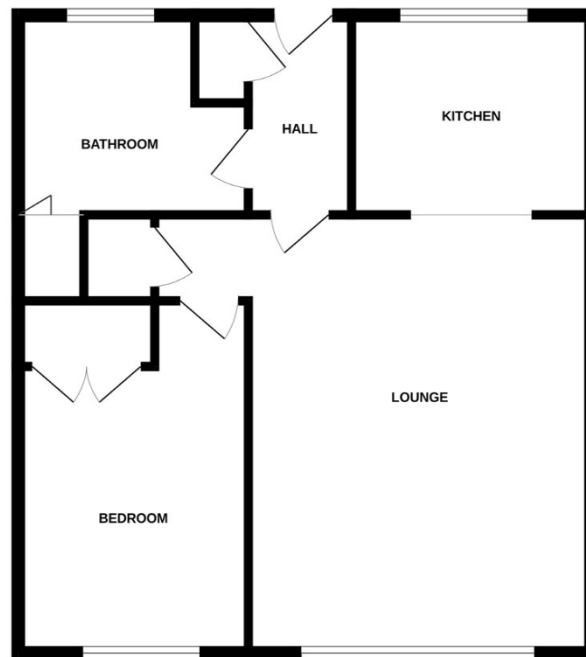
EXTERIOR

There are communal grounds and the added benefit of a brick built storage shed.

GARAGE

Located in a nearby block is a single garage with up and over door to front.

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix i2025

EPC RATING: E
COUNCIL TAX BAND: A
Leasehold

LENGTH OF LEASE: approx. currently 955 years remaining
ANNUAL GROUND RENT: approx. currently £110
ANNUAL SERVICE CHARGE: approx. currently £1500

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

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