



## Parkinson Drive, Chelmsford

Guide Price £170,000



- Spacious and well presented two bedroom flat
- Ground floor
- Allocated parking
- Ideally located for Chelmsford City Centre and railway station
- Priced to sell with short lease
- Secure intercom entry
- Entrance hall, lounge, kitchen, three piece bathroom and two well proportioned bedrooms



**GUIDE PRICE: £170,000 - £190,000**

**Located in the desirable area of Parkinson Drive, Chelmsford, this spacious and well-presented two-bedroom flat offers an excellent opportunity for both first-time buyers and investors alike. Situated on the ground floor, the property boasts the convenience of allocated parking, ensuring ease of access for residents.**

**The flat is ideally located, just a stone's throw away from Chelmsford City Centre and the railway station, making it perfect for those who commute or enjoy the vibrant local amenities. Upon entering, you are greeted by a secure intercom entry system that leads into a welcoming entrance hall. The layout includes a comfortable lounge, perfect for relaxation or entertaining guests, and a well-equipped kitchen that caters to all your culinary needs.**

**The two well-proportioned bedrooms provide ample space for rest and privacy, while the three-piece bathroom offers a functional and stylish space for daily routines. Although the property is priced to sell with a short lease, it presents a fantastic opportunity to create a lovely home in a sought-after location.**

**This flat is not just a property; it is a chance to embrace a lifestyle in Chelmsford, where convenience meets comfort. Do not miss out on this remarkable opportunity to own a piece of this vibrant community.**

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms.

Bedroom one 11'4 x 8'4 double glazed window.

Bedroom two 10'7 x 6'6 double glazed window.

Bathroom comprises white panel bath fitted with shower. Wash hand basin and WC. Part tiling to walls.

Lounge 14'7 x 14'3 double glazed window. Wooden style flooring.

Kitchen 11'8 x 8'6 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob and oven to remain. Space for other appliances.

The property also has allocated parking.

Further Details:

Length of Lease: 75 years remaining

Annual Ground Rent: £150.00

Monthly Service Charge: £186.00

Newly fitted gas boiler

Freeholder: tbc

Council Tax Band: C

Local Authority: Chelmsford

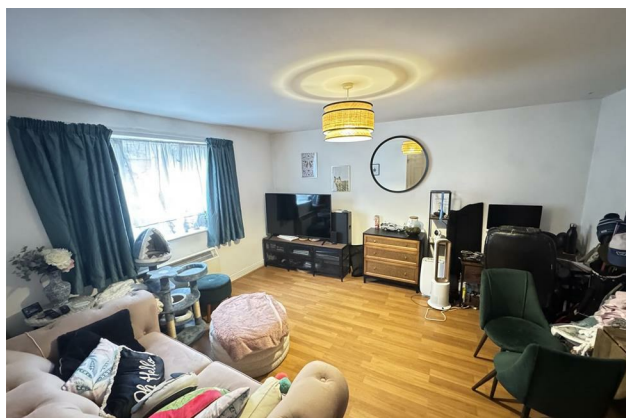
Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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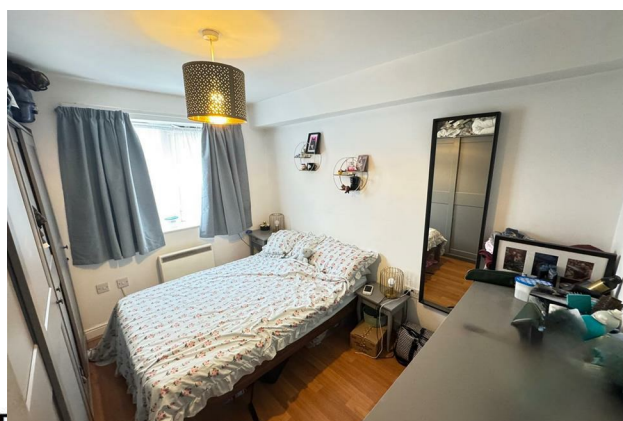
#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan

