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For Sale

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Chiltern Close, Chelmsford, CM1 2GJ

This superb two bedroom top floor purpose built apartment is located to the west of Chelmsford City centre, tucked away in a no-through road. Immaculately presented throughout, the property creates a great sense of space via a large 'L' shaped hallway, two good size bedrooms, modern bathroom and a very appealing open plan living space with a lovely lounge and refitted kitchen. The development itself is well-kept and offers neat communal gardens with various pathways leading to residents parking spaces. Viewing is strongly advised.

 2 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)



Communal entrance with secure entry phone system, stairs rising to the first floor, personal entrance door through to

ENTRANCE HALL 2.77m (9'1) x 2.62m (8'7)

'L' shaped with loft access, secure entry phone system, radiator.

OPEN PLAN LOUNGE AREA 4.57m (15') x 4.27m (14')

Two windows to front, radiator, open plan to

KITCHEN AREA 3.53m (11'7) x 2.51m (8'3)

Window to rear, refitted with a comprehensive range of white wall and base level units, worktops over, inset single drainer sink unit, four ring gas hob with oven beneath and hood above, space for washing machine, integrated fridge freezer, tiled flooring, cupboard housing boiler.

BEDROOM ONE 3.38m (11'1) x 2.77m (9'1)

Window to front, wardrobe recess, radiator.

BEDROOM TWO 3.43m (11'3) x 1.98m (6'6)

Window to rear, mirror-fronted wardrobes, radiator.

BATHROOM

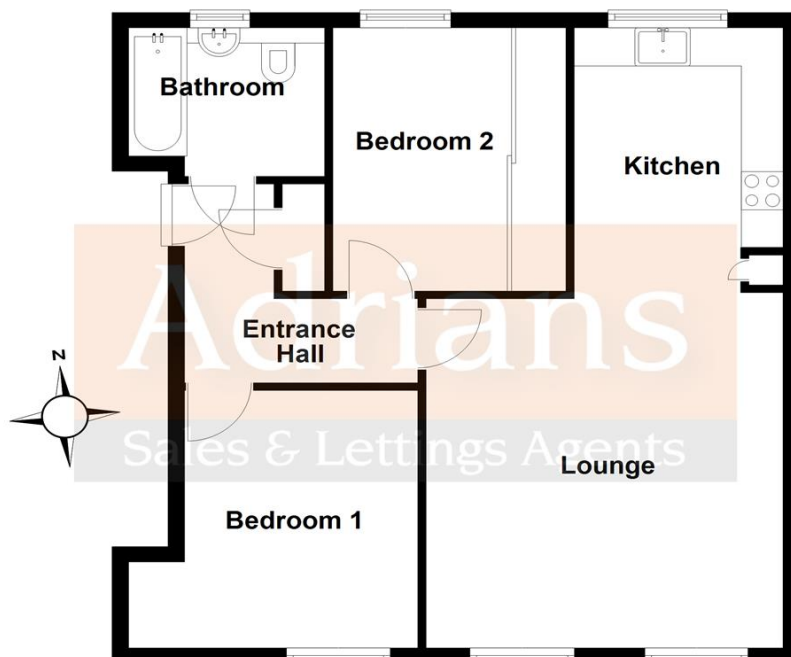
Inset spot lights, obscure double glazed window to rear, white suite comprising panel enclosed bath with mixer tap and rain-head shower, glazed screen, wash hand basin with cupboard under, modern w.c with full and half flush, heated towel rail, part tiling to walls.

COMMUNAL GROUNDS

As mentioned previously, the development itself is surrounded by well maintained communal grounds which include various lawned areas and paved pathways leading to the residents parking.

First Floor

Approx. 60.2 sq. metres (648.2 sq. feet)



Total area: approx. 60.2 sq. metres (648.2 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.
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EPC RATING: C

COUNCIL TAX BAND: C

Leasehold

LENGTH OF LEASE: approx. 106 years remaining

ANNUAL GROUND RENT: approx. £250

ANNUAL SERVICE CHARGE: approx. £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

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For more information, please contact

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