Adrians

Sales & Lettings Agents



For Sale







Springfield Park Road, Chelmsford, CM2 6EB

A rare opportunity to acquire an extremely spacious first floor maisonette which is in need of modernisation but benefits from a long lease and a double length garage. The property is offered with no onward chain, has residents parking, own outside space, and is conveniently located for access to Chelmsford City centre and mainline train station.

2 Bedroom(s)

1 Reception(s)

1 Bathroom(s)

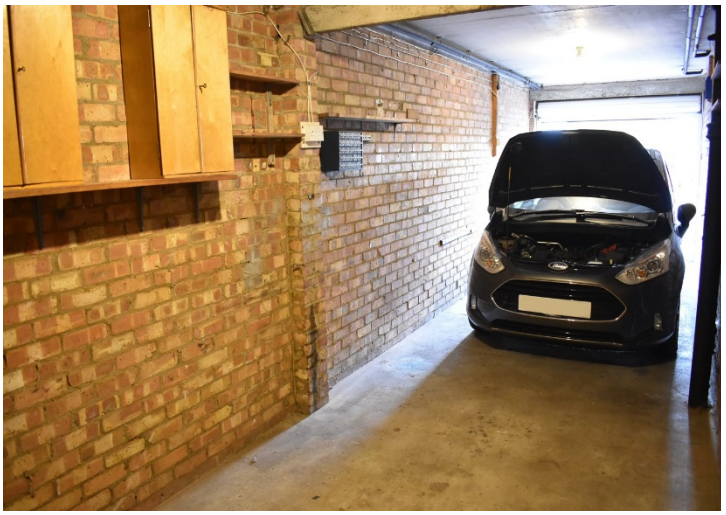












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Entrance to the property via an external staircase leading to the first floor, personal door leading through to

ENTRANCE HALL
A large hall with loft access, doors to

LOUNGE 4.62m (15'2) x 3.96m (13')
Window to front, back boiler.

KITCHEN / DINER 4.88m (16'0) x 2.74m (9')
Two windows to rear.

BEDROOM ONE 4.27m (14'0) x 3.53m (11'7)
Window to front.

BEDROOM TWO 3.48m (11'5) x 2.74m (9')
Window to rear.

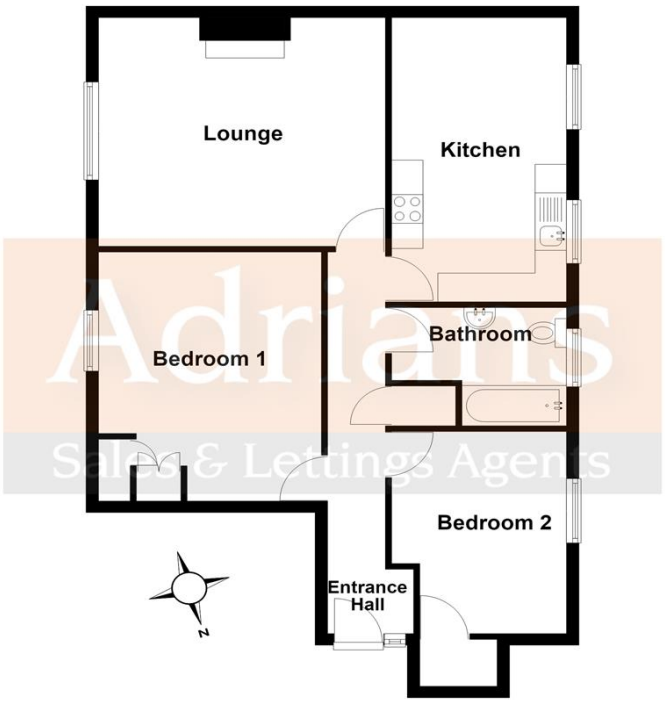
BATHROOM
Window to rear, panel enclosed bath, low level w.c, pedestal wash hand basin, tiled walls, vinyl flooring.

EXTERIOR
There is a small dedicated garden area and residents parking.

DOUBLE LENGTH GARAGE
Situated under the flat with power up and over door.

Ground Floor

Approx. 72.7 sq. metres (782.9 sq. feet)



Total area: approx. 72.7 sq. metres (782.9 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: E
COUNCIL TAX BAND: B
Leasehold
LENGTH OF LEASE: approx. 939 years remaining
ANNUAL GROUND RENT: approx. £10.50
ANNUAL SERVICE CHARGE: approx. £NIL

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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