

Adrians

Sales & Lettings Agents

For Sale



Brooklands Walk, Chelmsford, CM2 9BH

This 2 bedroom GROUND FLOOR flat is situated at the top end of New London Road being within easy reach of the City centre and station and has a LONG LEASE remaining of over 130 years hence could well suit first time buyers or possible investments buyers alike. It benefits from its own ALLOCATED PARKING SPACE and comprises an entrance hall, dual aspect lounge, modern fitted kitchen, 2 bedrooms and shower room. There are communal grounds around the block and a Tesco store is literally on the doorstep as are other shops and Public Houses in Moulsham Street, RECOMMENDED!



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Ground floor entrance door with security entry phone system leading to communal hallways. Personal door leading through to an entrance lobby, further door to

ENTRANCE HALL

Night storage heater, built in cupboard, doors to

LOUNGE 4.33m (14'2) x 3.9m (12'10)

A dual aspect 'L' shaped room with night storage heater, double glazed windows to front and side, coved ceiling.

KITCHEN 2.47m (8'1) x 2.18m (7'2)

Well fitted with a range of high gloss units comprising inset one and a quarter bowl single drainer sink with mixer tap, working surfaces with cupboards and drawer unit, built in hob and oven with cooker hood above, space for washing machine, fridge freezer and tumble dryer, tiling over worktops, eye level cupboards, double glazed window to side.

BEDROOM ONE 2.89m (9'6) x 2.67m (8'9) + BUILT IN WARDROBE CUPBOARDS

Wall mounted electric panel heater, double glazed window to rear.

BEDROOM TWO 2.33m (7'8) x 2.24m (7'4)

Double glazed window to rear.

SHOWER ROOM

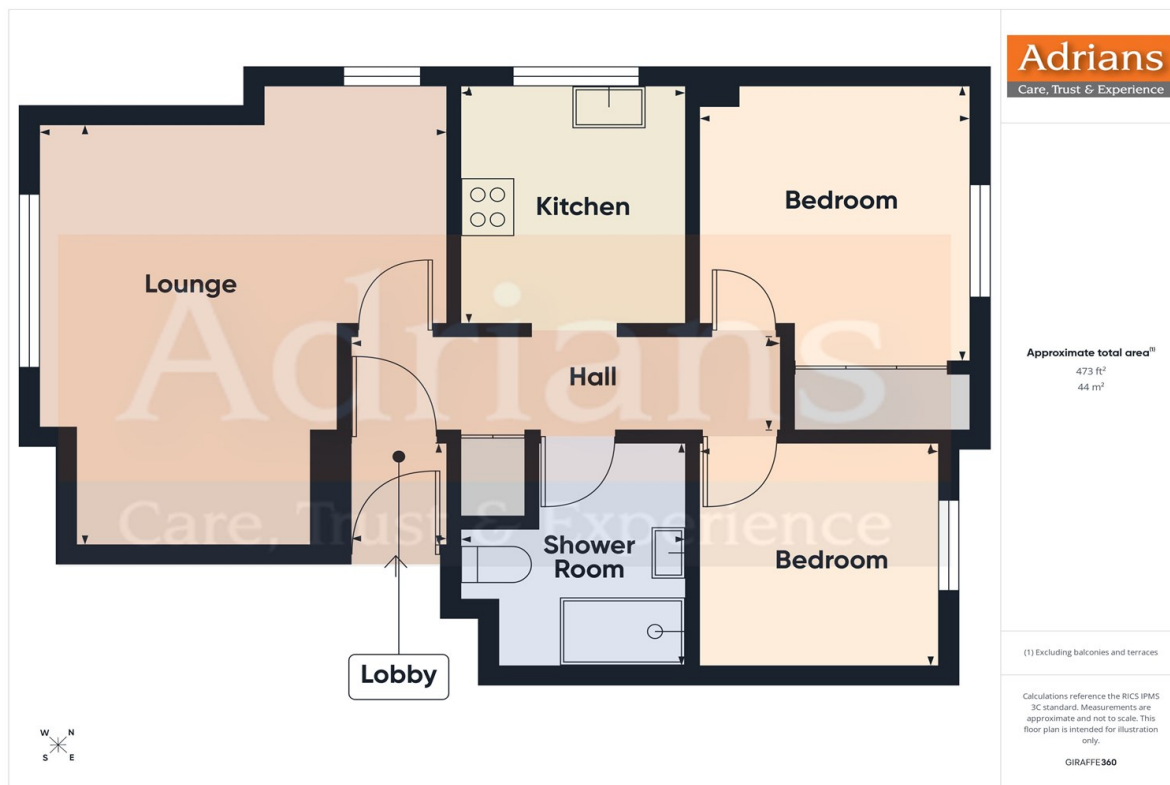
White suite comprising w.c, vanity wash hand basin with mixer tap, shower cubicle with fitted shower, part tiled walls, electric down-flow heater.

ALLOCATED PARKING

We understand that there is an allocated parking space and also a good amount of visitors parking.

OUTSIDE

There are communal gardens around the block which are mainly laid to lawn with numerous trees and dustbin store area.



EPC RATING: D
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 132 years remaining
ANNUAL GROUND RENT: approx. £NIL
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

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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