

Adrians

Sales & Lettings Agents

For Sale



Pollards Green, Chelmer Village, Chelmsford, CM2 6UX

Having undergone extensive improvements by the current vendor, is this well equipped and well maintained first floor two bedroom maisonette. The property benefits from having a recently installed kitchen and bathroom, fresh new carpets throughout and modern electric heating. Located at the end of Pollards Green with walks to Asda superstore and the village green. The maisonette also benefits from off road parking.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Entrance door, radiator, stairs rising to first floor.

ENTRANCE HALL

Large walk-in storage cupboard (measuring 7'7 x 5'5) housing electric meters and fuse box boiler cupboard, doors to

LOUNGE 4.7m (15'5) x 3.58m (11'9)

Double glazed door with adjacent full height window to juliet balcony, further double glazed window to side, radiator.

KITCHEN 3.56m (11'8) x 2.59m (8'6)

Recently refitted with a range of modern wall and base level units, square edge worktops, one and a quarter bowl sink unit with mixer tap, integrated appliances include a fridge freezer, dishwasher, washing machine, base oven, electric hob with cooker hood above, splash back, double glazed window to front.

BEDROOM ONE 3.38m (11'1) x 2.54m (8'4)

Double glazed window to rear, radiator.

BEDROOM TWO 3.38m (11'1) x 1.98m (6'6)

Double glazed window to rear, radiator.

BATHROOM

Recently refitted with a three piece white suite comprising of a panel enclosed bath with mixer tap, independent shower over and glass screen, vanity wash hand basin with mixer tap and cupboards and drawers, twin flush low level w.c, extensive tiling to walls, towel rail, double glazed obscure window to front.

COMMUNAL GROUNDS & PARKING

Outside, there are communal grounds and parking.

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Floor 0



Floor 1

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Approximate total area⁽¹⁾

656 ft²
60.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC RATING: C
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 124 years remaining
ANNUAL GROUND RENT: Peppercorn
ANNUAL SERVICE CHARGE: approx. £692.40

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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