

Adrians

Sales & Lettings Agents

For Sale

Adrians
Care, Trust & Experience



Crocus Way, Springfield, Chelmsford, CM1 6XP

Available with no onward chain and with approximately 158 years remaining on its lease, this one bedroom first floor purpose built apartment is situated within just yards of a local shopping parade and overlooks communal gardens. There is a good size hallway leading to all rooms, each having replacement double glazed windows. For our current client, the property has served well as an investment however, the property could also suit a first time buyer.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Communal entrance door to communal hallway with stairs rising to all levels, own entrance door to reception hall.

RECEPTION HALL

Doors to all rooms.

LOUNGE 4.78m (15'8) x 2.9m (9'6)

Double glazed window to rear, storage heater, door to kitchen.

KITCHEN 3.38m (11'1) x 2.01m (6'7)

Double glazed window to rear, fitted with a range of wall and base level units with roll edged worktops over incorporating breakfast bar with 2 bar stools, inset single drainer sink unit, freestanding cooker, washing machine, tumble dryer and fridge freezer, part tiling to walls.

BEDROOM 3.2m (10'6) x 2.79m (9'2)

Double glazed window to front, built in mirror fronted wardrobes with sliding doors, storage heater.

BATHROOM

Obscure double glazed window to side, modern white suite comprising bath with shower over, wash handbasin with mixer tap and cupboard under, modern w.c. with full and half flush, part tiling to walls.

EXTERIOR

As mentioned previously the property overlooks communal gardens which are mostly laid to lawn with various pathways to the entrance door. There is also a communal bicycle store and an allocated parking space is situated to the rear of the development.



EPC RATING: C
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 158 years remaining
ANNUAL GROUND RENT: approx. £100
ANNUAL SERVICE CHARGE: approx. £1434

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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