

oakheart



£200,000

Offers In Excess Of  
Earlsfield Drive, Chelmsford



Positioned in the highly sought-after Chelmer Village area of Chelmsford, this well-maintained two-bedroom first floor apartment offers an excellent opportunity for first-time buyers, downsizers or investors alike.

The property features a welcoming entrance lobby leading into a bright and spacious 21ft lounge/diner, perfect for both entertaining and relaxing. A modern fitted kitchen

provides ample storage, integrated electric oven and hob with extractor, and space for appliances.

The inner lobby gives access to two well-proportioned bedrooms — the principal room benefiting from a built-in wardrobe — and a white suite bathroom complete with a single shower.

Outside, residents can enjoy well-kept communal gardens plus the convenience of an allocated parking space, with additional visitor parking available.

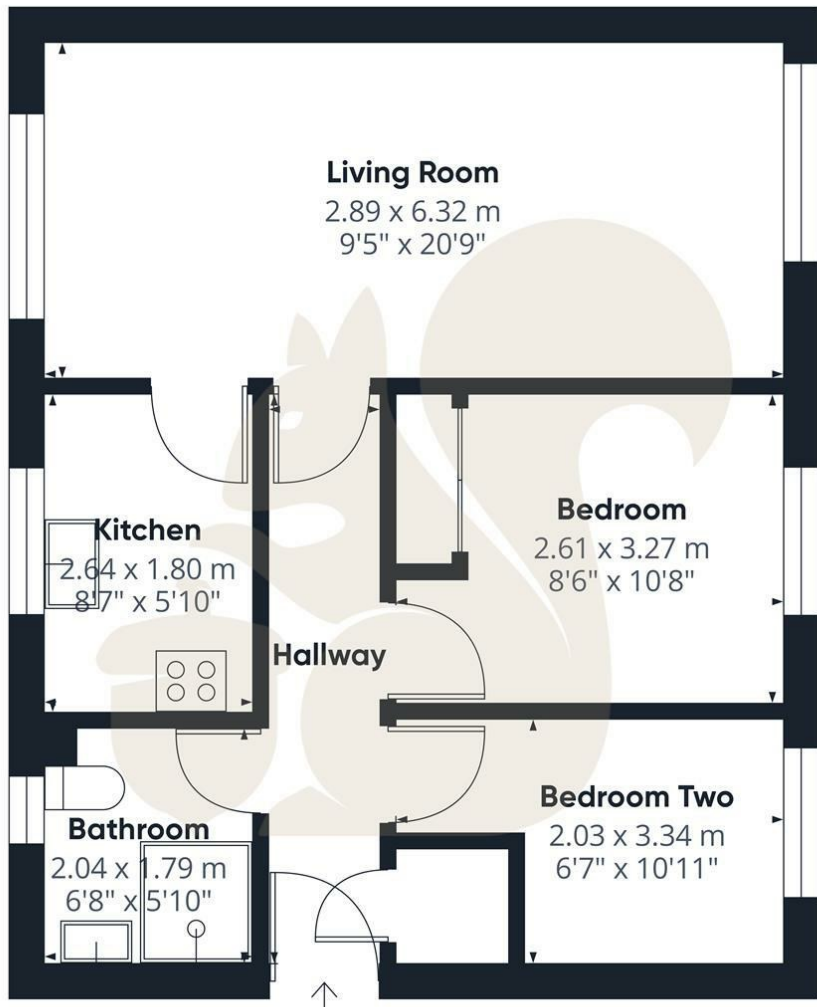
Situated close to everyday amenities including a medical centre, ASDA supermarket, and Chelmer Village Retail Park, this home also benefits from excellent bus routes into Chelmsford city centre, where you'll find mainline rail connections to London Liverpool Street.











**oakheart**

Approximate total area<sup>(1)</sup>

46.3 m<sup>2</sup>  
500 ft<sup>2</sup>

(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

Local Authority:

Chelmsford


Tenure:

Leasehold

Council Tax Band:

B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Chelmsford  
01245 800181  
chelmsford@oakheart.co.uk  
20 Victoria Road, Chelmsford, Essex, CM1 1PA

**oakheart**