



**Cavendish Gardens, Chelmsford CM2 6BB**

**welcome to**

## **Cavendish Gardens, Chelmsford**

GUIDE PRICE £150,000-£170,000

Located in the sought-after Cavendish Gardens development, this well-presented one-bedroom top-floor flat offers an ideal purchase for first-time buyers, investors, or those looking to downsize. Benefiting from no onward chain.

### **Entrance Hall**

#### **Lounge**

14' 8" x 9' 11" max ( 4.47m x 3.02m max )

#### **Kitchen**

8' 5" x 5' 6" ( 2.57m x 1.68m )

#### **Bedroom**

11' 7" x 7' 9" ( 3.53m x 2.36m )

#### **Bathroom**

#### **Agents Note:**

Lease: 999 years from 24 June 1993

Lease: 967 years remaining

Current Ground Rent: Nil

Current Service Charge: £2000 pa



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**Cavendish Gardens,**  
**Chelmsford**

- No onward chain
- Long lease with no ground rent
- Allocated parking
- Well-connected location
- GUIDE PRICE £150,000-£170,000

Tenure: Leasehold EPC Rating: E  
Council Tax Band: B Service Charge: 2000.00  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£150,000**



**view this property online** [williamhbrown.co.uk/Property/CHE115948](http://williamhbrown.co.uk/Property/CHE115948)



Property Ref:  
CHE115948 - 0005

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