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Sales & Lettings Agents

For Sale

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Care, Trust & Experience



Cunard Square Chelmsford, CM1 1AU

Ideally situated for the commuting buyer being literally on the doorstep of the station is this well presented 1 bedroom third floor City centre apartment with very long lease remaining over 975 years! . It has the benefit of an **ALLOCATED UNDER COVER PARKING SPACE** and has a **SPACIOUS** kitchen / dining / living room with a **BALCONY**! It has a security entry phone system, a good size bedroom and bathroom with fitted shower. Chelmsford City centre with all it's amenities including shops, bars, restaurants and nightlife are all within easy walking distance. The apartment is well worth an internal viewing and is **HIGHLY RECOMMENDED**!



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Ground floor entrance door with security entry phone system, leading to:

SPACIOUS COMMUNAL ENTRANCE HALL:

Being modern and bright and very welcoming, with stairs and lifts leading to the third floor and entrance door to:

ENTRANCE HALL:

Radiator, security entry phone, built in cloaks cupboard boiler cupboard with the Viessman Wall mounted boiler and further cupboard which is where the current sellers have their washing machine (not included). Doors to:

KITCHEN/DINING/LIVING ROOM: 5.72m (18'9) x 4.44m (14'7) APPROXIMATE MEASUREMENT

A Spacious slightly irregular shaped room but certainly large enough has three distinct areas, with KITCHEN AREA with inset one and half bowl single drainer sink unit with mixer tap, hob and cooker hood above, eye level oven, integrated fridge/freezer, integrated slim line dishwasher, eye level cupboards, inset spotlights, open to LOUNGE AND DINING AREA with radiator, double glazed patio doors across the rear leading to BALCONY.

BALCONY:

A useful area large enough for a small Bistro set.

BEDROOM: 3.61m (11'10) x 3.48m (11'5) MAXIMUM

Radiator, built in mirror fronted wardrobes cupboards, double glazed window to rear.

BATHROOM:

Panel enclosed bath with mixer tap, fitted shower with rain head and separate hose, tiled flooring, towel warmer, part tiled walls, inset spotlights, extractor fan.

ALLOCATED PARKING:

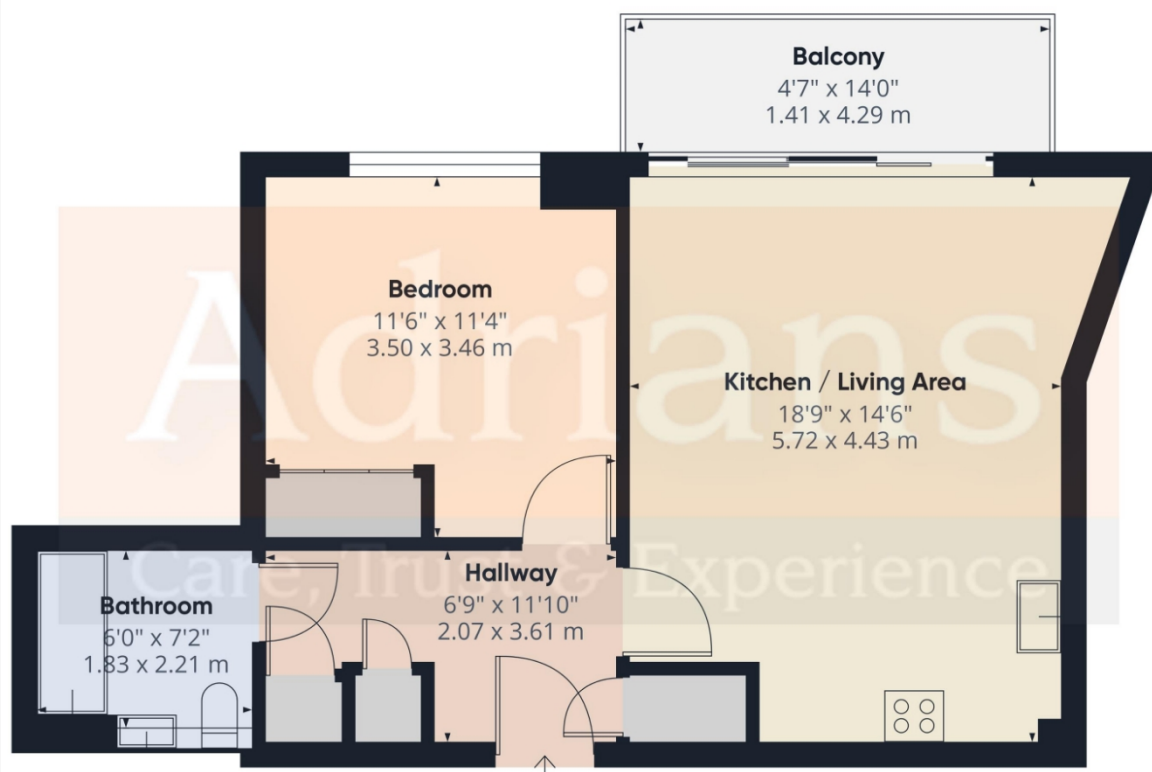
Undoubtably a feature of this particular apartment is the fact that it comes with its own under cover allocated parking space.

OUTSIDE:

There are communal areas at the rear of the property.

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**Approximate total area[®]**541 ft²50.1 m²**Balconies and terraces**64 ft²5.9 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: B
COUNCIL TAX BAND: C
Leasehold

LENGTH OF LEASE: approx. approx. 990 years remaining
ANNUAL GROUND RENT: approx. £250.00
ANNUAL SERVICE CHARGE: approx. £1800

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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