Adrians

Sales & Lettings Agents



For Sale







Cavendish Gardens, Chelmsford, CM2 6BB

Ideally situated within easy walking distance of the City centre and station is this 2 bedroom GROUND FLOOR APARTMENT with ALLOCATED PARKING SPACE and VERY LONG LEASE with over 950 YEARS REMAINING! It is offered for sale with NO ONWARD CHAIN and is "tucked away" off Sandford Road having mature, quite private and very well maintained communal grounds. It could well suit first time buyers or indeed possible investment buyers due to it's location, length of lease and charges. HIGHLY RECOMMENDED!

2 Bedroom(s) | 1 Reception(s) | 1 Bathroom(s)


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Ground floor entrance door with security entry phone system leading to communal hallways, personal door through to

ENTRANCE HALL
Night storage heater, doors to

LOUNGE / DINING ROOM 6.17m (20'3) x 3.21m (10'6) + BAY WINDOW
An excellent size lounge/diner which is slightly irregular in shape but certainly large enough to have two separate areas, having two night storage heaters, built in water tank with fitted shelving, further built in cloaks cupboard, double glazed square bay window with pleasant view over the well tended communal gardens, archway to

KITCHEN 2.68m (8'10) x 2.07m (6'9)
Fitted with an inset single drainer sink unit with mixer tap, working surfaces with built in hob, oven and cooker hood above, space for fridge freezer, space for washing machine and tumble dryer, tiled flooring, tiling over worktops, eye level cupboards, double glazed window.

BEDROOM ONE 3.67m (12'0) x 2.74m (9')
A good size main bedroom with electric wall mounted heater, double glazed window to front.

BEDROOM TWO 2.69m (8'10) x 2.06m (6'9)
Electric wall mounted heater, double glazed window to front.

BATHROOM
Comprising of a panel enclosed bath with mixer tap, fitted Mira shower unit, w.c, pedestal wash hand basin with mixer tap, tiled flooring, part tiled walls, electric down-flow heater, shaver socket, extractor fan.

ALLOCATED & VISITORS PARKING
We understand that the property has an allocated parking space immediately to the front of the block. Cavendish Gardens is one of the rare complexes of apartments that has a good many visitors parking spaces.

OUTSIDE
There are extremely well tended communal gardens all around the complex with lawned areas, numerous well tended shrubs and trees etc, all of which offer a good degree of privacy and screen Sandford Road making the whole complex of apartments quite 'tucked away' and private.



EPC RATING: D
COUNCIL TAX BAND: B
Leasehold
LENGTH OF LEASE: approx. 966 years remaining
ANNUAL GROUND RENT: approx. £NIL
ANNUAL SERVICE CHARGE: approx. £1147.08

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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