



**Hardy Close, City Centre CHELMSFORD CM1 1AE**

**welcome to**

## **Hardy Close, City Centre CHELMSFORD**

A Modern One-Bedroom flat with cotemporary style within walking distance to the Train Station. Spacious living, underfloor heating and allocated parking are all on offer with No Onward Chain. The property also benefits from a share of the freehold, making it an ideal purchase for First Time Buyers.

### **Entrance Hall**

#### **Bedroom**

12' 8" x 10' 5" ( 3.86m x 3.17m )

#### **Bathroom**

7' 3" x 6' 4" ( 2.21m x 1.93m )

#### **Kitchen / Lounge / Diner**

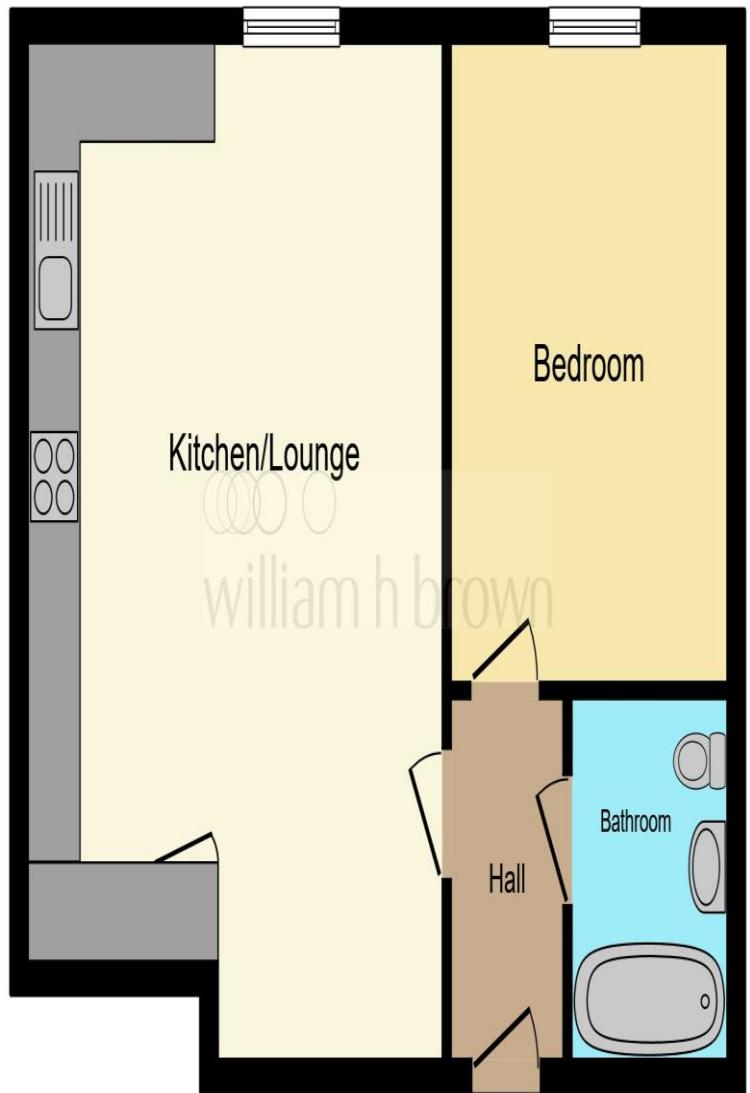
18' 4" x 15' 10" ( 5.59m x 4.83m )

#### **Agents Note:**

Lease: 999 years from 1 January 2018

Current Ground Rent: Nil

Current Service Charge: 1308 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)



welcome to  
**Hardy Close,**  
**City Centre CHELMSFORD**

- First Floor
- One Bedroom
- No Chain
- Underfloor Heating
- Share of Freehold

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1308.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of  
**£220,000**



**view this property online** [williamhbrown.co.uk/Property/CHE115235](http://williamhbrown.co.uk/Property/CHE115235)



Property Ref:  
CHE115235 - 0012

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