



**Lynmouth Avenue, Chelmsford CM2 0FR**

***welcome to***

## **Lynmouth Avenue, Chelmsford**

Step into stylish city living with this beautifully appointed two-bedroom, two-bathroom apartment, perfectly positioned on the fourth floor of a contemporary development in the vibrant heart of Chelmsford.

### **Entrance Hall**

### **Bathroom**

7' 2" x 6' 1" ( 2.18m x 1.85m )

### **Bedroom One**

11' 4" x 10' 2" ( 3.45m x 3.10m )

### **En Suite**

### **Bedroom Two**

11' 4" x 11' 1" ( 3.45m x 3.38m )

### **Kitchen**

8' 11" x 6' 5" ( 2.72m x 1.96m )

### **Lounge / Diner**

16' 9" x 16' 8" ( 5.11m x 5.08m )

### **Balcony**

11' 3" x 5' 10" ( 3.43m x 1.78m )

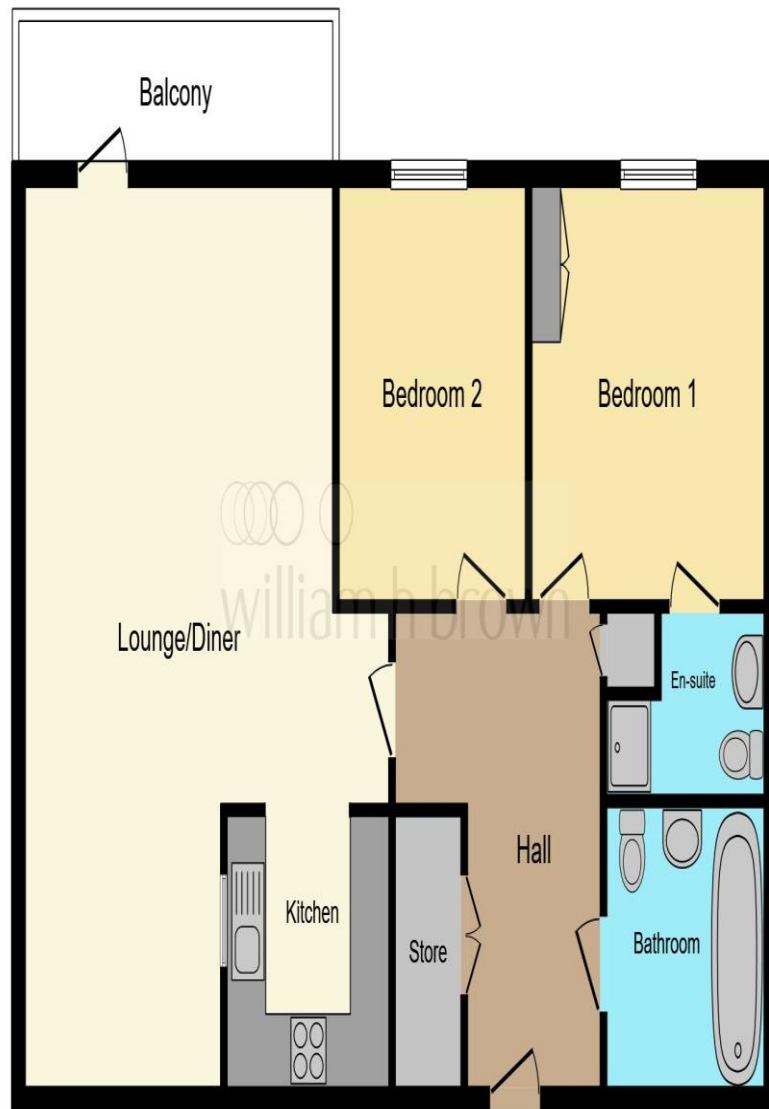
### **Agents Note:**

Lease: 250 years from 24 June 2012

Current Ground Rent: £250 pa

Current Service Charge: £2400 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**  
**Lynmouth Avenue,**  
**Chelmsford**

- Two Spacious Bedrooms
- Lifts
- Parking
- Good Size Balcony
- Well Presented

Tenure: Leasehold EPC Rating: B  
Council Tax Band: D Service Charge: 2400.00  
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 24 Jun 2012.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in excess of  
**£260,000**



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Property Ref:  
CHE115237 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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