



**Third Avenue, Chelmsford CM1 4EY**



***welcome to***

**Third Avenue, Chelmsford**

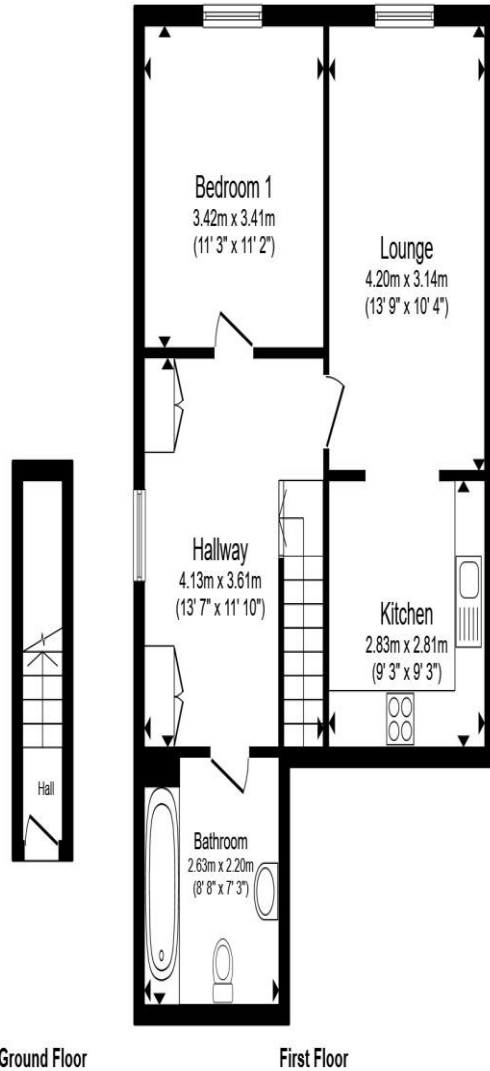
Offered with no onward chain, this unique one-bedroom second-floor apartment is set in the highly sought-after Avenues area, just 1 mile from Chelmsford station—ideal for commuters.

**Agents Note:**

Lease: 125 years from 1 January 2021

Current ground rent: £200 pa

Current service charge: £1200 pa



Total floor area 62.9 m<sup>2</sup> (677 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**Third Avenue,**  
**Chelmsford**

- Located in the highly sought-after Avenues area
- 1 mile walking distance to Chelmsford train station
- Modern open-plan lounge & high-spec kitchen/diner
- Spacious landing with two large storage cupboards
- Allocated parking space to the front

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£240,000**



**view this property online** [williamhbrown.co.uk/Property/CHE116200](http://williamhbrown.co.uk/Property/CHE116200)



Property Ref:  
CHE116200 - 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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