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Sales & Lettings Agents



For Sale







Newcombe Court, City Centre, Chelmsford, CM1 1QN

This EXCELLENT SIZE City centre apartment has the benefits of an ALLOCATED SECURE UNDERGROUND PARKING SPACE, a BALCONY off the lounge and further advantages not all apartments have including a CONCIERGE and reduced GYM MEMBERSHIP. The apartment is literally on the doorstep of the station and City centre hence could well suit commuting buyers. The apartment has been very well maintained and really MUST BE INTERNALLY VIEWED TO BE FULLY APPRECIATED!

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


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COCKERELL COURT

Situated on the recently built City Park West development and benefiting from not only having the City centre and station with walking distance, but also having large areas of greenspace and parks with riverside walks also on hand. The area has a real 'London vibe' and feel to it blending the new modern apartment blocks with established character buildings forming part of Chelmsford's history. City centre shopping facilities are mixed with well known brands and smaller independent shops, whilst Chelmsford Library and Cramphorn Theatre are also close by. Those commuting buyers have access to a service to London Liverpool Street within around 35 minutes, and Stansted Airport can be accessed by car within around 30 minutes. The apartment has an excellent specification including under floor heating, video entry system, triple glazed windows, apartment ventilation and heat recovery system to help reduce bills. All in all, this apartment is highly recommended!

Ground floor entrance door with security entry phone system giving access to the well kept communal hallway, stairs and lift giving access to the third floor landing where there is a rear balcony walkway giving access to the apartment. Personal entrance door through to

ENTRANCE HALL 8.89m (29'2) IN LENGTH x m (')

An impressive and welcoming entrance hall, laminate flooring, excellent built in storage cupboards including one housing the water tank with space for a washer/dryer, entry phone, inset spot lights, doors to

LOUNGE & KITCHEN AREAS 7.34m (24'1) x 3.1m (10'2)

The KITCHEN AREA is well fitted with a good range of units comprising one and a quarter bowl sink unit with mixer tap, quartz working surfaces with cupboards and drawer unit, laminate flooring, built in hob and oven with cooker hood above, integrated dishwasher, integrated fridge freezer, eye level cupboards with under lighting, built in microwave, inset spot lights, open to the LOUNGE AREA which has laminate flooring, inset spot lights, triple glazed window to rear, door to

BALCONY

A nice benefit of this particular apartment which is large enough for a bistro style patio set and has views over the courtyard style area with pathways and numerous trees and the other recently built blocks of apartments blending in with other character buildings.

BEDROOM 3.84m (12'7) x 3.24m (10'8) + DOOR RECESS WITH BUILT IN WARDROBE CUPBOARD

Triple glazed window to front, door to

EN-SUITE SHOWER ROOM

W.c with concealed cistern, vanity wash hand basin with mixer tap, shower cubicle with fitted shower, tiled flooring, towel warmer, fully tiled walls, shaver socket, fitted mirror, inset spot lights, extractor fan.

BEDROOM 5.21m (17'1) x 2.75m (9'0)

A most pleasant dual aspect room which the current seller uses more as the main bedroom due to its aspect which has a free-standing wardrobe to remain, triple glazed windows to rear and further window looking out onto the balcony with the same views over the courtyard area.

BATHROOM

A good size bathroom with panel enclosed bath with mixer tap, fitted shower with glazed screen to side, vanity wash hand basin with mixer tap, w.c with concealed cistern, tiled flooring, towel warmer, shaver socket, fitted mirror, inset spot lights, extractor fan.

ALLOCATED PARKING

This particular apartment has the benefit of its own allocated parking space in a secure underground car park, access to which is via a security fob.

OUTSIDE

As previously mentioned the rear of the block faces towards a central courtyard style area with walkways and numerous trees with the other blocks of apartments located around it.

AGENTS NOTE

The property further benefits from a concierge and we also gather from the seller that residents have use of a gym at a reduced membership (details of which are available from the seller).



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Approximate total area(1)
806 ft²
74.8 m²

Balconies and terraces
38 ft²
3.5 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: D
Leasehold
LENGTH OF LEASE: approx. 117 years remaining
ANNUAL GROUND RENT & SERVICE CHARGE: approx. £5207

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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