



**Goldlay Gardens, Chelmsford CM2 0EN**

**welcome to**

## **Goldlay Gardens, Chelmsford**

GUIDE PRICE £260,000-£270,000

Located in the sought-after area of Old Moulsham, this beautifully presented ground floor flat in Goldlay Gardens offers a perfect blend of comfort, style, and convenience. Finished to a high standard throughout, the property boasts underfloor heating.

### **Entrance Hall**

### **Bathroom**

7' 10" x 6' 9" ( 2.39m x 2.06m )

### **Bedroom**

15' 3" x 11' 3" ( 4.65m x 3.43m )

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

24' 10" x 12' 2" narrowing to 10' 3" ( 7.57m x 3.71m

narrowing to 3.12m )

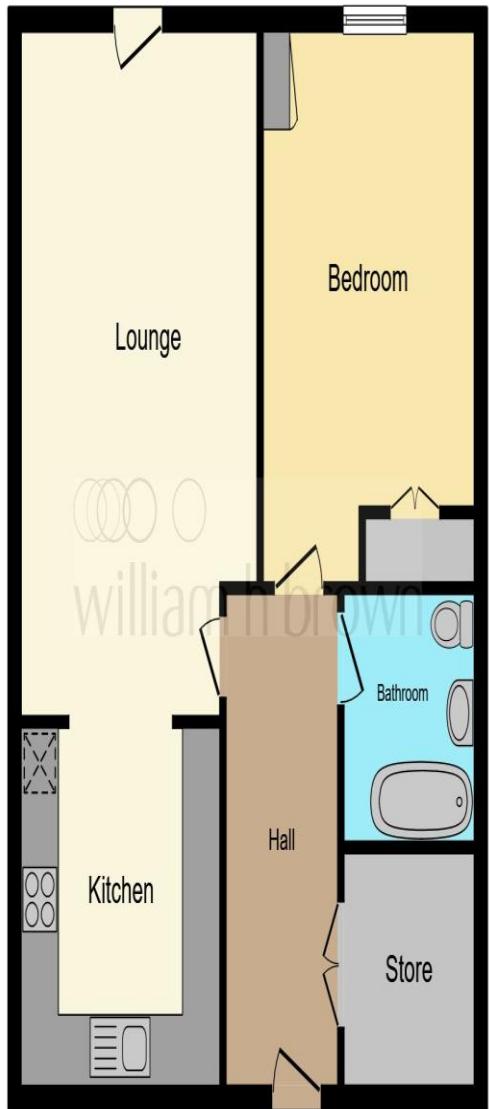
### **Allocated Parking**

### **Agents Note:**

Lease: 250 years from 1 August 2018

Current Ground Rent: £200 pa

Current Service Charge: £1500 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  
**Goldlay Gardens,**  
**Chelmsford**

- GUIDE PRICE £260,000-£270,000
- Ground floor with private balcony
- Underfloor heating
- Allocated parking space
- Office / Storage Room

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1500.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Aug 2018.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£260,000**



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Property Ref:  
CHE116035 - 0006

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