



**Connells**

Burwood Court Goldlay Avenue  
Chelmsford



## Property Description

This beautifully refurbished ground-floor 2 bedroom maisonette is set within the well-regarded Burwood Court development on Goldlay Avenue, offering stylish, modern accommodation in a peaceful cul-de-sac setting. The property benefits from its own private entrance, well-proportioned rooms, and a garage located in a nearby block providing secure parking or additional storage along with a bike shed.

The interior has been updated throughout, creating a fresh and contemporary feel. The layout includes a bright living area, kitchen recently refurbished, 2 comfortable bedrooms and a modern bathroom, making it an ideal home for first-time buyers, downsizers, or investors seeking a ready to move into property.

Residents benefit from close proximity to Chelmsford's extensive range of shops, cafés, supermarkets, and leisure facilities. With the city centre within walking distance, everyday conveniences are easily accessible, and the area offers a vibrant mix of retail and dining options and good local schools.

## Entrance Hall

## Living Room

19' 7" x 10' 6" ( 5.97m x 3.20m )

## Kitchen

9' 8" x 8' 2" ( 2.95m x 2.49m )

## Bedroom One

11' 10" into wardrobe x 11' 4" ( 3.61m into wardrobe x 3.45m )

## Bedroom Two

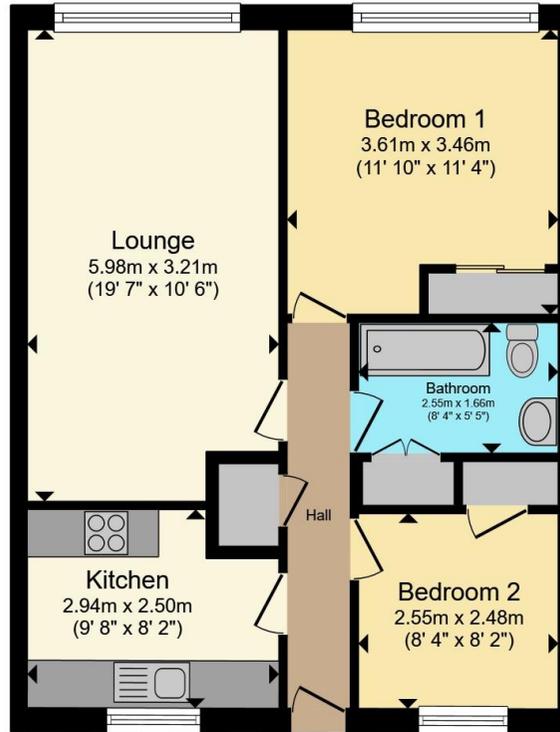
8' 4" into wardrobe x 8' 2" ( 2.54m into wardrobe x 2.49m )

## Family Bathroom









Total floor area 58.2 m<sup>2</sup> (627 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)



To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
 CHELMSFORD CM1 1EH

EPC Rating: E Council Tax  
 Band: B

Service Charge:  
 1794.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Jan 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CHL309101 - 0011