

Adrians

Sales & Lettings Agents

For Sale

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New Street, City Centre, Chelmsford, CM1 1PH

Ideally situated for commuting buyers is this 1 bedroom apartment literally within a few minutes' walk to the station and City centre and having the benefits of a BALCONY and a GATED ALLOCATED PARKING SPACE! The apartment is on the first floor and is at the rear of the block away from the road, and is offered for sale chain free. The apartment has low services charges with over 100 YEARS REMAINING on the lease and it could well suit first time buyers having all the advantages of Chelmsford City centre on the doorstep including bars, restaurants, shops and nightlife. INTERNAL VIEWING HIGHLY RECOMMENDED!



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Ground floor entrance door with security entry phone system leading to communal hallways, stairs leading to first floor landing with personal door through to

ENTRANCE HALL

Laminate flooring, night storage heater, built in cupboard, entry phone, coved ceiling, doors to

LOUNGE 4.36m (14'4) x 3.34m (10'11)

A good size rear room with laminate flooring, night storage heater, double glazed window to rear, double glazed double doors giving access to BALCONY fronting the parking area, coved ceiling, inset spot lights, wide opening to

BALCONY

A wide balcony running the full width of the apartment and being covered by the balcony above.

KITCHEN 3.28m (10'9) x 1.99m (6'6)

Well fitted and comprising of a sink unit with mixer tap, quartz working surfaces, new built in oven and hob with cooker hood above, integrated fridge/freezer, newly integrated washer/dryer, integrated slimline dishwasher, tiled flooring, tiling over worktops, eye level cupboards with under lighting, corner display unit.

BEDROOM 3.57m (11'9) x 3.38m (11'1)

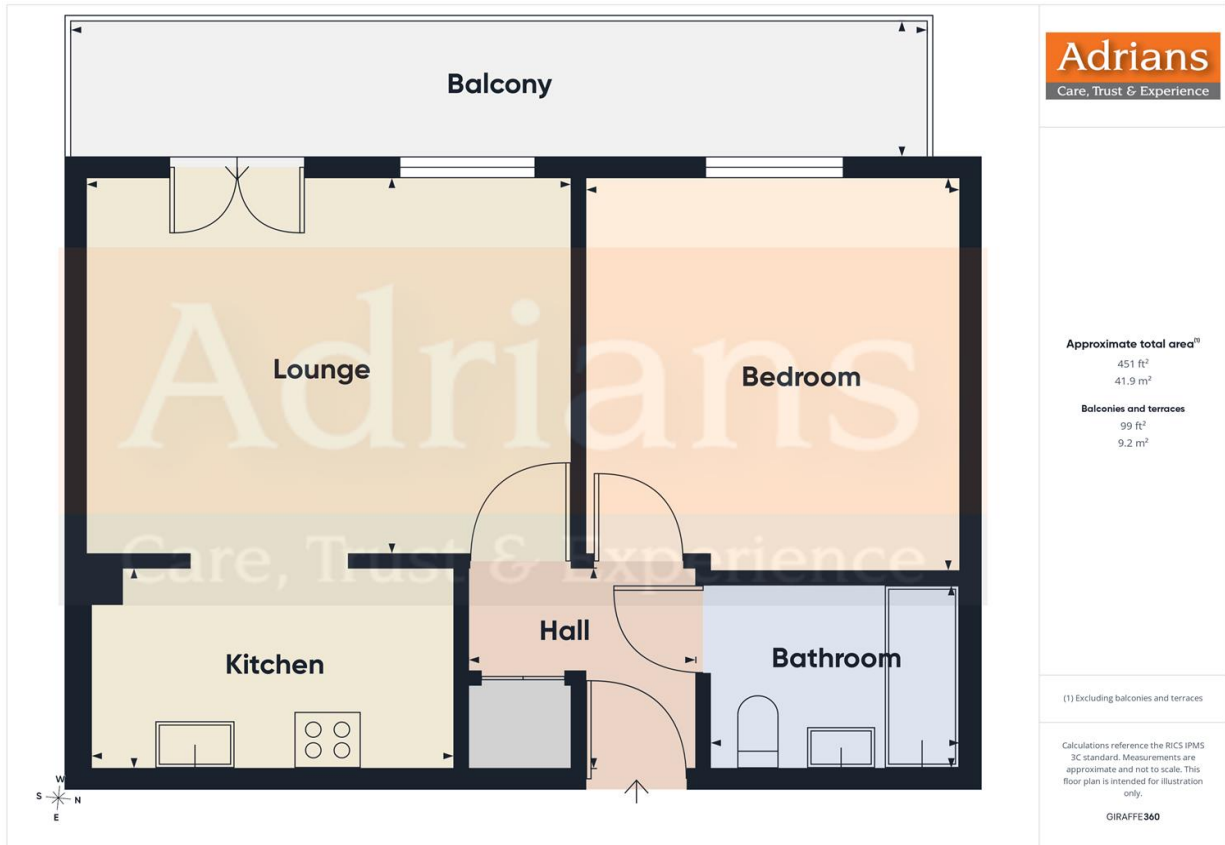
A good size bedroom at the rear of the property and hence away from the road at the front and having electric wall mounted panel heater, double glazed window to rear, coved ceiling, inset spot lights, newly laid carpet.

BATHROOM

Panel enclosed bath with mixer tap and shower attachment, fitted shower with rain head and glazed screen to side, pedestal wash hand basin with mixer taps, w.c, tiled flooring, radiator/towel warmer, part tiled walls, coved ceiling, extractor fan, inset spot lights.

ALLOCATED PARKING

To the rear of the block and accessed via security gates is an allocated parking space for this particular apartment.



EPC RATING:
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 102 years remaining
ANNUAL GROUND RENT: approx. £225
ANNUAL SERVICE CHARGE: approx. £1110.84

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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