

Adrians

Sales & Lettings Agents

For Sale



Thompson Court, Broomfield Road, Chelmsford

Thompson Court is a modern development situated within just a very short distance of Chelmsford mainline station and the City Centre. Located on the second floor, this particular apartment provides very comfortable accommodation and in our opinion is well presented throughout. A particular feature is the main living space with a full height glass bay window. In addition there is a modern fitted bathroom and two double bedrooms with the main providing an en-suite. Access is gained via secure entry system and there is allocated parking for one vehicle. Viewing is advised!



2 Bedroom(s)



1 Reception(s)



2 Bathroom(s)



Secure entry system, communal door with stairs rising to all levels, personal entrance door through to;

ENTRANCE HALL

'L' shaped with airing cupboard, radiator, secure entry phone system, doors to;

LIVING SPACE 5.99m (19'8) x 5.38m (17'8) > 4.39m (14'5")

The living space offers a large floor to ceiling step-in bay window to front, whilst the kitchen area is fitted with a comprehensive range of wall base level units and integrated appliances. Given the size there is ample space for dining table and chairs.

BEDROOM ONE 3.56m (11'8) + RECESS x 2.62m (8'7)

Double glazed window to rear.

EN-SUITE

Inset spot lights, modern suite comprising pedestal wash hand basin, shower cubicle, close coupled w.c, heated towel rail.

BEDROOM TWO 3.33m (10'11) x 2.84m (9'4)

Double glazed window to rear, radiator.

BATHROOM

Three piece suite with panelled enclosed bath with mixer taps and shower attachment, modern W.C, wash hand basin, tiling to walls with border tile, down lights, extractor fan.

PARKING

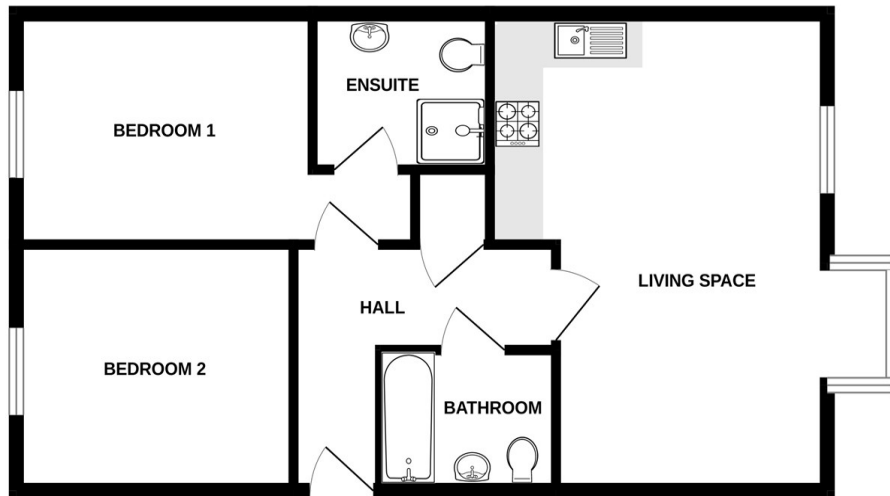
As mentioned previously there is a secure entry system leading into the communal areas allowing access to all levels. There is allocated parking for one vehicle.

AGENTS NOTE

The property has been redecorated and has newly fitted carpets and vinyl flooring in all rooms except the kitchen area.

The owners of the apartments in the complex are in the process of changing Management Companies and it is thought that once the new company is on board, the service charge is likely to be reduced and a reduction of £729 in the annual charge has been discussed although not yet implemented.

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC RATING:
COUNCIL TAX BAND:
POSTCODE: CM1 1SJ
Leasehold

LENGTH OF LEASE: approx. years 136 remaining
ANNUAL GROUND RENT: approx. £250
ANNUAL SERVICE CHARGE: approx. £3881.48

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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