

Adrians

Sales & Lettings Agents

For Sale



Bird In Hand, City Centre, Chelmsford, CM2 0GJ

A stunning two bedroom ground floor City centre apartment in a character building formally known as The Bird In Hand public house. There is allocated parking and dedicated private outside space. The apartment is conveniently located just a short walk from Moulsham Street and Chelmsford City centre with its mainline train station. Offered for sale with a share of the freehold and no onward chain.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Entrance to the property via character twin opening doors with glazed inset leading through to

ENTRANCE HALL

Window to front, laminate flooring, radiator, open to

LIVING / KITCHEN AREA 6.55m (21'6) x 5.84m (19'2)

LIVING SPACE

Feature bay window to front, panelled walls, radiator, laminate flooring, laying open plan to

KITCHEN

A refitted shaker style kitchen with quartz work surface tiled splash back, inset sink with mixer tap, Bosch integrated fridge freezer and washing machine, integrated AEG dishwasher, Neff hob with oven beneath and extractor hood over, large island for entertaining.

INNER HALLWAY

Large storage cupboard, doors to

BEDROOM ONE 3.71m (12'2) x 3.23m (10'7)

Window to side, panelling to walls, radiator.

BEDROOM TWO 3.66m (12'0) x 2.84m (9'4)

Window to side, wall mounted gas central heating boiler within a built in cupboard, radiator. The current owner has permission under planning number: 26/00069/FUL to remove the window and replace it with French doors which would then give direct access to the private courtyard.

BATH / SHOWER ROOM 3.15m (10'4) x 2.34m (7'8)

Suite comprising of a panelled bath, moulded wash hand basin with mixer tap and vanity unit beneath, corner shower unit with rain-head attachment, low level w.c, fully tiled walls, laminate flooring.

PRIVATE COURTYARD

As previously mentioned, there is a private courtyard which is accessed via double gates from the front of the property but could potentially be accessed via the second bedroom should any potential purchasers wish to have the French doors put in.

ALLOCATED PARKING

There is one allocated parking space to the rear of the property along with visitors parking spaces.



EPC RATING: D
COUNCIL TAX BAND: C
Leasehold

LENGTH OF LEASE: approx. 119 years remaining
ANNUAL GROUND RENT: £NIL
ANNUAL SERVICE CHARGE: approx. £1535

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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