

for sale

offers in excess of **£260,000** Leasehold



## French Court Cedar Avenue Chelmsford CM1 2WW

This beautifully presented 2 bedroom ground floor flat offers a perfect blend of comfort and contemporary style. Ideal for first-time buyers, downsizers, or investors, the property boasts a modern fitted kitchen, a sleek, updated bathroom, and spacious living throughout asnd allocated parking.



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# Property Details

**Bedroom One** 9' 5" x 14' 4" ( 2.87m x 4.37m )

**Bedroom Two** 6' 5" x 10' 5" ( 1.96m x 3.17m )

**Lounge** 10' 5" x 15' 8" ( 3.17m x 4.78m )





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

Property Ref: CHL309191 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2294.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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