

Adrians

Sales & Lettings Agents

For Sale



Nash Drive, Broomfield, Chelmsford, CM1 7BG

Ideal for first time buyers or possible investment buyers is this very well presented 2 bedroom first floor apartment having the benefit of a NEW 990 YEAR LEASE! Located very close to Broomfield Hospital it could well be of interest to those who work there but is also within easy reach of Chelmsford City centre with all that it has to offer including mainline Railway to Station - short drive / bus services available etc. The apartment offers good size accommodation and benefits from a security entry phone system, has electric heating and the added advantage of 2 allocated parking spaces close by. **HIGHLY RECOMMENDED!**



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



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

ENTRANCE HALL

An 'L' shaped entrance hall with security entry phone, electric wall mounted heater, built in cupboard housing the Megaflo system, white panelled doors leading to

LOUNGE / DINING ROOM 5.14m (16'10) x 4.24m (13'11) MAXIMUM

A most pleasant, good size and well lit 'L' shaped room, certainly large enough to have as two distinct lounge and dining areas. Electric wall mounted heater, double glazed south facing bay window and further double glazed west facing window, doorway to

KITCHEN 2.51m (8'3) x 2.46m (8'1) MAXIMUM

Well fitted with a good range of modern units comprising inset one and a quarter bowl single drainer sink unit, working surfaces with cupboards and drawer unit, built in hob and oven with cooker hood above, integrated fridge freezer and washing machine, laminate flooring, eye level cupboards, built in microwave, double glazed window.

BEDROOM ONE 2.95m (9'8) x 2.69m (8'10) CLEAR FLOOR SPACE

A good size main bedroom with electric wall mounted heater, built in wardrobe cupboards with inset pelmet lighting, double glazed window.

BEDROOM TWO 2.24m (7'4) x 2.22m (7'3) CLEAR FLOOR SPACE

Electric wall mounted heater, built in wardrobe cupboards with inset pelmet lighting, double glazed window.

BATHROOM

White suite comprising panel enclosed bath with mixer tap and shower attachment, fitted Mira shower unit with glazed screen to side, w.c with concealed cistern, vanity wash hand basin with mixer tap, laminate flooring, towel warmer, extractor fan.

TWO ALLOCATED PARKING SPACES

A distinct advantage with this apartment is that it has two allocated parking spaces in tandem, located within the communal grounds.

OUTSIDE

There are communal gardens around the block.



EPC RATING: C
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. years 990 remaining
ANNUAL GROUND RENT: approx. £NIL
ANNUAL SERVICE CHARGE: approx. £2874.36

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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