



**Lynmouth Avenue, CHELMSFORD CM2 0FR**

**welcome to**

## **Lynmouth Avenue, CHELMSFORD**

GUIDE PRICE £230,000–£240,000. Stylish 2-bed first-floor flat in secure city centre development. Features open-plan kitchen/living, spacious double bedrooms & ample storage. Prime location—just a short walk to Chelmsford City Centre. Ideal for modern urban living.

### **Entrance Hall**

#### **Lounge**

21' 7" x 11' ( 6.58m x 3.35m )

#### **Dining Area**

7' 7" x 6' 7" ( 2.31m x 2.01m )

#### **Kitchen**

8' 6" x 7' 1" ( 2.59m x 2.16m )

#### **Bedroom One**

11' 1" x 10' 3" ( 3.38m x 3.12m )

#### **Bedroom Two**

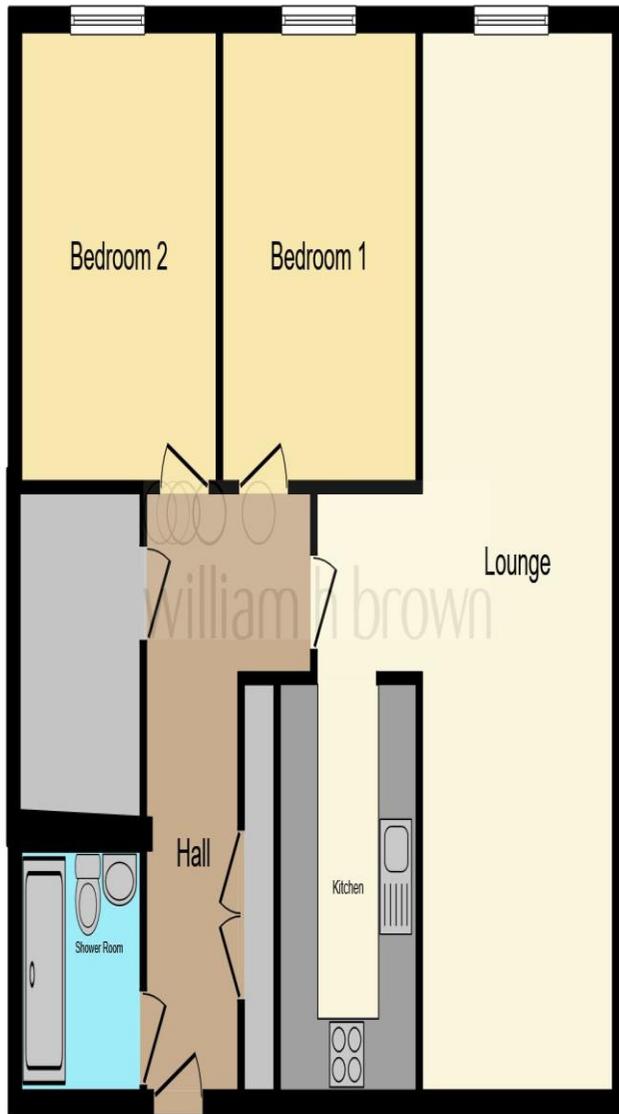
11' 2" x 9' 11" ( 3.40m x 3.02m )

#### **Agents Note:**

Lease: 250 years from 24 June 2012

Ground Rent & Service Charge combined : £874.68

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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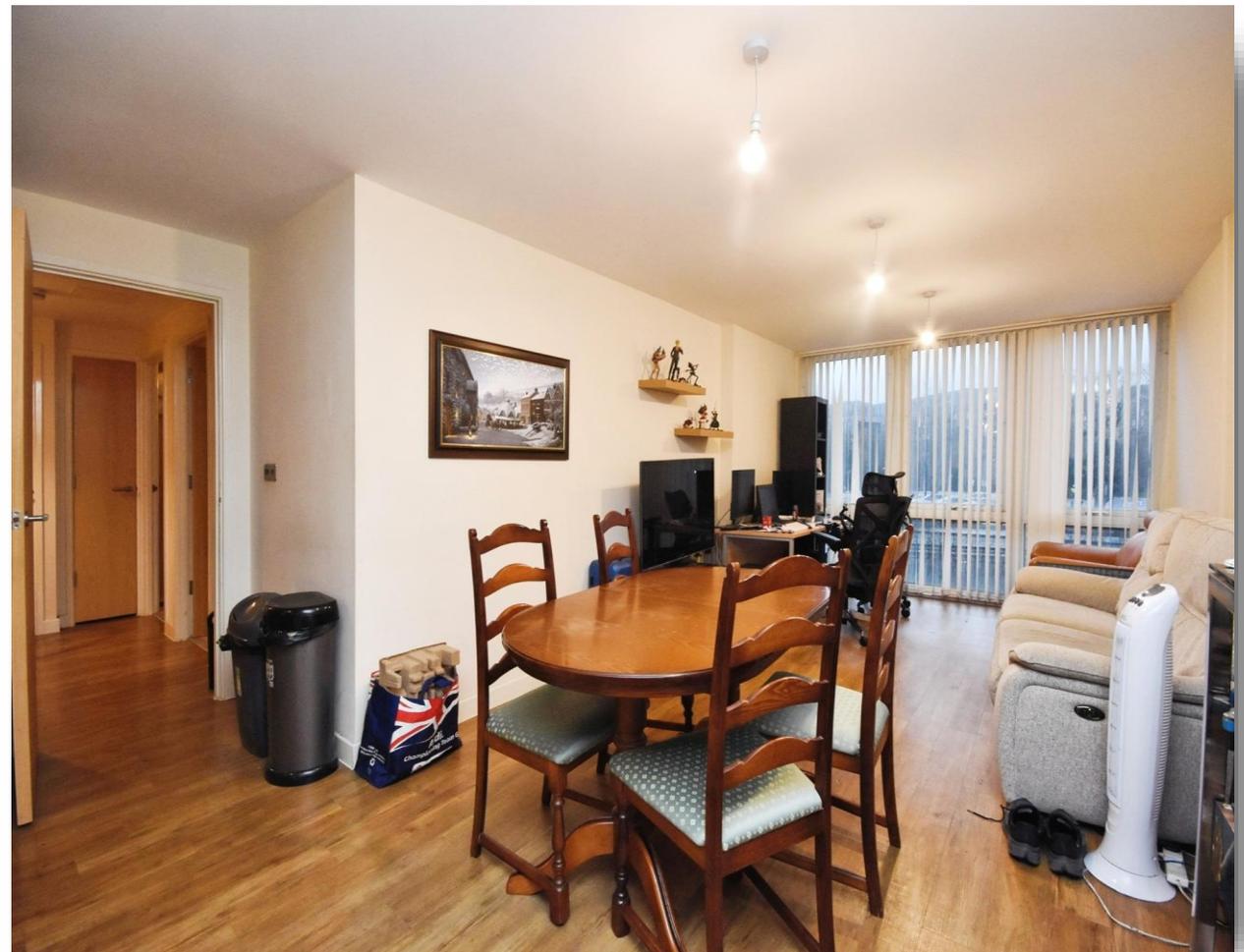
- First Floor
- Two Double Bedroom
- Allocated Parking
- City Centre
- Lift to all Floors

Tenure: Leasehold EPC Rating: B  
Council Tax Band: D Service Charge: Ask Agent  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 24 Jun 2012.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£230,000**



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Property Ref:  
CHE115388 - 0009

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