

Adrians

Sales & Lettings Agents

For Sale



Trelawn, Boreham, Chelmsford, CM3 3EF

Trelawn is a small development of apartments situated within the heart of Boreham Village. This particular apartment is on the ground floor and offers a good size lounge with separate kitchen, in addition to a modern bathroom and two pleasant bedrooms. Surrounded by lawned gardens and there is ample parking provided, allocated for residents. For those working from home, the second bedroom makes for a fantastic office whilst for those commuting, you are within easy reach of the A12 and recently opened Beaulieu Park train station. The property is available with no onward chain.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Security entrance door system to communal hallway, stairs rising to all floors, personal door leading through to

SITTING ROOM 5.38m (17'8) x 3.35m (11'0)

Coving to ceiling, double glazed window to front, electric radiator, wall light point.

INNER HALLWAY

Electric heater, security entry phone system, airing cupboard housing hot water cylinder, doors to

KITCHEN 4.04m (13'3) x 2.31m (7'7)

Double glazed window to front, fitted with a comprehensive range of wall and base level units and roll edge worktops, inset single drainer sink unit with mixer tap, space for appliances, integrated four ring electric hob with oven beneath and hood over, electric heater.

BEDROOM ONE 3.73m (12'3) x 2.44m (8')

Coving to ceiling, double glazed window to front, electric heater.

BEDROOM TWO 2.64m (8'8) > 1.65m (5'5) x 2.59m (8'6) INCLUDING WARDROBES + WINDOW RECESS

An irregular shaped with coving to ceiling, double glazed window to front, electric heater, built in wardrobes with shelving.

BATHROOM

Three piece suite comprising panel enclosed bath with mixer tap and shower over, wash hand basin with mixer tap and cupboard under, modern w.c with full and half flush and concealed cistern, part tiling to walls, wall mounted towel rail.

ALLOCATED PARKING SPACE

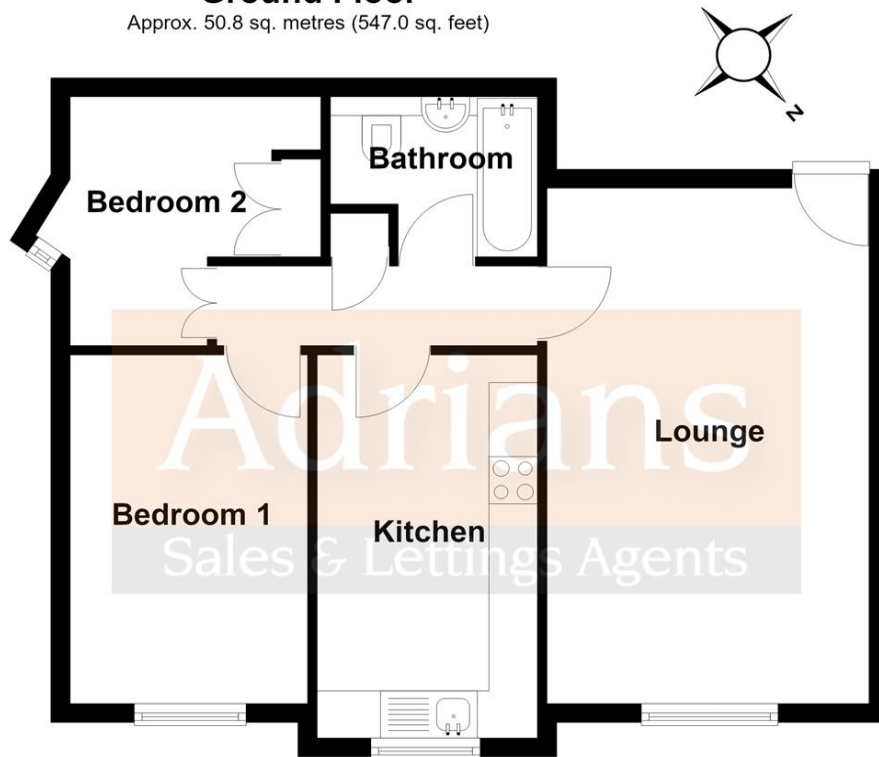
The property boasts its own allocated parking space, whilst there are further visitors areas to the rear of the development.

COMMUNAL GARDENS

The development itself is surrounded by well-maintained communal lawned gardens, with block paved driveways leading to each of the car parking spaces.

Ground Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



Total area: approx. 50.8 sq. metres (547.0 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: D
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 989 years remaining
ANNUAL GROUND RENT: approx. £NIL
ANNUAL SERVICE CHARGE: approx. £996

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

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For more information, please contact

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