

Adrians

Sales & Lettings Agents

For Sale



Pembroke Place, Chelmsford, CM1 4AT

A really good size three bedroom first floor flat which has been redecorated throughout with an extended lease. Offering no onward chain and convenient for local shops, Broomfield Hospital and easy City centre access. There is a balcony, parquet flooring, newly installed carpet and external storage shed.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



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Front entrance door leading through to

ENTRANCE HALL

'L' shaped with access to all rooms.

KITCHEN 2.87m (9'5) x 2.72m (8'11)

Window to front, modern kitchen fitted with base and wall level high gloss white units complimented by roll top work surface, single drainer stainless steel sink unit with mixer tap, washing machine, built in oven and hob with filter hood, fridge freezer, tiled splash backs, laminate flooring.

LOUNGE 4.11m (13'6) x 2.54m (8'4)

Window to rear, parquet flooring, door to

BALCONY

BEDROOM ONE 4.11m (13'6) x 2.92m (9'7)

Window to rear, large floor to ceiling cupboard and further storage cupboard, parquet flooring.

BEDROOM TWO 2.97m (9'9) x 2.87m (9'5)

Window to rear, built in cupboard, parquet flooring.

BEDROOM THREE 2.84m (9'4) x 2.51m (8'3)

Window to front, built in cupboard, parquet flooring.

SHOWER ROOM

Window to front, white suite comprising pedestal wash hand basin, low level w.c, double shower cubicle with electric shower, tiled walls.

OUTSIDE

There is an allocated storage shed, communal garden and balcony.



EPC RATING: D
COUNCIL TAX BAND: A
Leasehold

LENGTH OF LEASE: approx. 177 years remaining
ANNUAL SERVICE CHARGE: approx. £1052.80

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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