



## Hardy Close, Chelmsford

Offers Over £220,000



- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Immaculately presented two bedroom apartment
- Offering stunning far reaching views
- Perfect location for City Centre, railway station and amenities
- Accessible to Central Park
- Entrance hall, three piece bathroom, two lovely size bedrooms, lounge and kitchen



**Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid OIEO £225,000**

**This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.**

**Welcome to this immaculately presented flat located on Hardy Close in the vibrant heart of Chelmsford City Centre. This delightful apartment boasts, entrance hall, lounge, modern kitchen, two well-proportioned bedrooms and a modern bathroom, making it an ideal choice for individuals or couples seeking a comfortable living space.**

**One of the standout features of this property is the stunning far-reaching views that can be enjoyed from the apartment, providing a serene backdrop to your daily life. The spacious reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests.**

**The location is truly exceptional, with the railway station just a short stroll away, ensuring easy access for commuters. Additionally, you will find a diverse array of restaurants and shops right on your doorstep, catering to all your culinary and retail needs. For those who appreciate the outdoors, Central Park is also conveniently accessible, offering a lovely green space to unwind and enjoy nature.**

**This flat presents a wonderful opportunity to experience city living at its finest, combining modern comforts with a prime location. Whether you are looking to buy or rent, this property is sure to impress. Don't miss your chance to make this charming apartment your new home.**

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.



#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan





