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Drood Close, Chelmsford, CM1 4XX

Located on the ever popular Newlands Spring development on the convenient North West side of Chelmsford City centre is this two bedroom first floor flat. A spacious and well planned design with replaced PVCu double glazed windows, electric heating, single garage and parking space located in a block close by. The accommodation comprises of a lounge/dining room, kitchen and bathroom. Local amenities are within walking distance including Morrisons supermarket, plus the Chelmsford City centre and mainline railway station are both within easy access with bus services available if required. NO ONWARD CHAIN.

 2 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)

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ENTRANCE HALL

Airing cupboard.

KITCHEN 3.05m (10'0) x 2.18m (7'2)

Fitted in a range of wall and base level units with roll edge worktops, single bowl sink unit, space for white goods, laminated flooring, double glazed window to rear.

LOUNGE 4.93m (16'2) x 3.28m (10'9)

Large double glazed window to rear, wood laminated flooring.

BEDROOM ONE 4.17m (13'8) x 3.07m (10'1)

Double glazed window to front, electric heater, wood laminated flooring.

BEDROOM TWO 2.31m (7'7) Plus Door Recess x 2.16m (7'1)

Double glazed window to front, access to airing cupboard, electric heater, wood laminated flooring.

BATHROOM

White suite comprising panelled bath with shower over, vanity unit housing twin flush w.c and moulded sink unit with mixer taps, double glazed obscure window to rear, tiling to walls.

OUTSIDE

Communal grounds to front and rear. Garage in nearby block.



Approximate total area⁽¹⁾
546 ft²
50.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC RATING: D
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. years 115 remaining
ANNUAL GROUND RENT: approx. £300
ANNUAL SERVICE CHARGE: approx. £2400

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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