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For Sale

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Armstrong Gibbs Court, The Causeway, Chelmsford

High specification, ground floor luxury apartment with two generous double bedrooms and two contemporary bathrooms. Presented vacant with no chain, ready for immediate occupation. The property has a particularly impressive communal entrance hall, covered allocated parking and is adjacent to the Vineyards Shopping Parade. The location provides easy access into the City centre and the A12 connecting other major routes.



2 Bedroom(s)



1 Reception(s)



2 Bathroom(s)



IMPRESSIVE COMMUNAL ENTRANCE HALL

Personal door leading through to

ENTRANCE HALL

Radiator, wood laminate flooring, doors to

KITCHEN / LIVING AREA 6.58m (21'7) x 3.53m (11'7)

The kitchen has an extensive range of base and eye level fitted units complimented by work surface, ceramic hob with filter hood over, built in dishwasher, washing machine, fridge and freezer, eye level oven, sink with mixer tap, wood laminate flooring, floor to ceiling window to front, radiators.

BATHROOM 2.21m (7'3) x 2.01m (6'7)

Modern suite comprising of a panelled bath with tiled surround, wash hand basin on vanity unit with mixer tap, low level w.c with concealed flush, vanity mirror with heating and LED lighting behind, heated towel rail.

MAIN BEDROOM 3.2m (10'6) x 2.92m (9'7)

French doors leading to balcony, radiator.

DRESSING AREA 2.08m (6'10) x 1.68m (5'6)

Double mirror fronted wardrobes.

BALCONY

Ample space for table and chairs.

EN-SUITE 2.26m (7'5) x 1.73m (5'8)

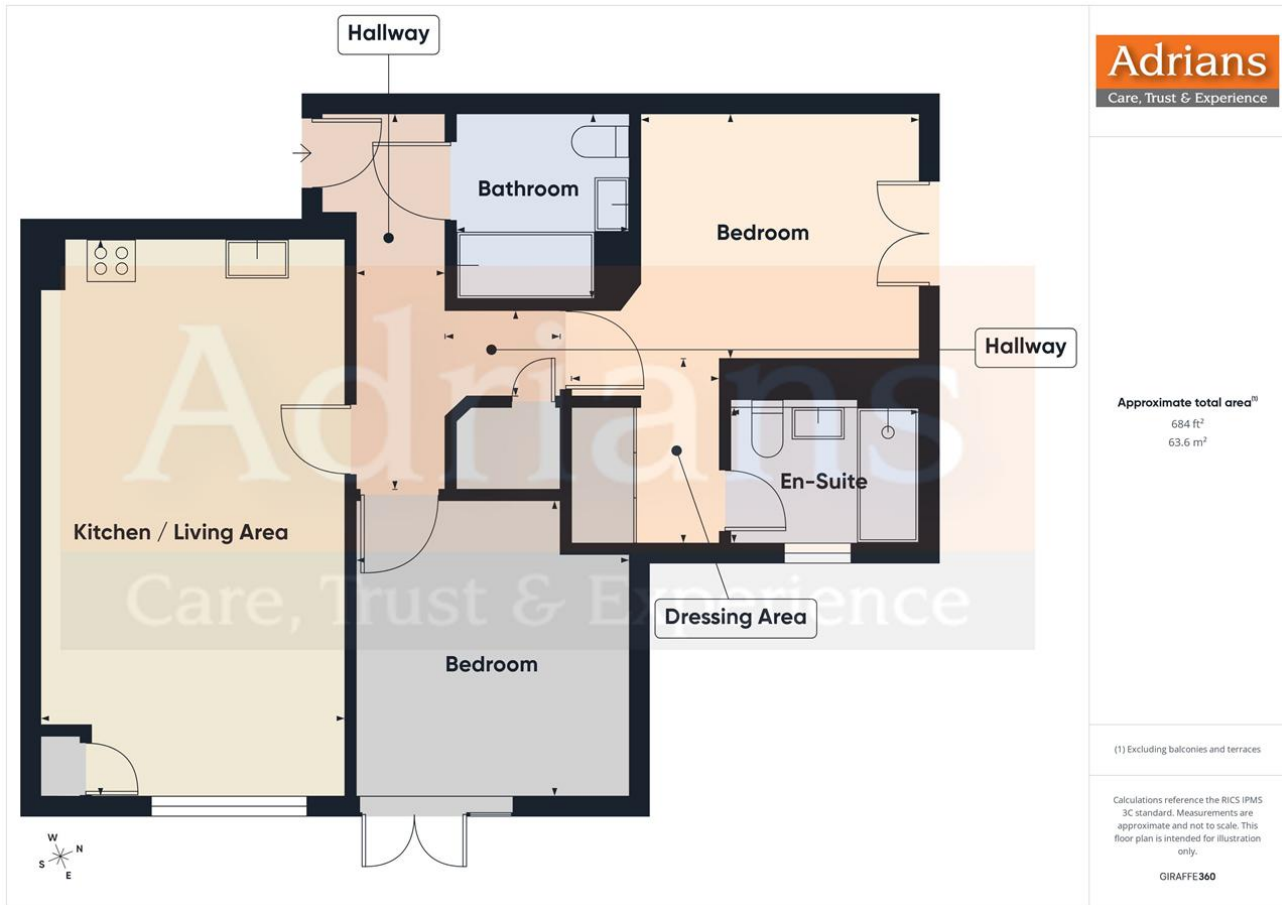
Double shower cubicle with fixed shower screen, wash hand basin on vanity unit with mixer tap, low level w.c with concealed flush, heated towel rail, tiled walls, tiled flooring.

BEDROOM TWO 3.45m (11'4) x 3.05m (10')

Floor to ceiling window to front, radiator.

EXTERIOR

As previously mentioned there is a balcony area and an allocated parking space next to the flat, underneath the building. There is also the Vineyards car park which is free for 2hours, ideal for visitors.



EPC RATING: B
COUNCIL TAX BAND: C
 Leasehold
LENGTH OF LEASE: approx. 116 years remaining
ANNUAL GROUND RENT: £350
ANNUAL SERVICE CHARGE: £3260

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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