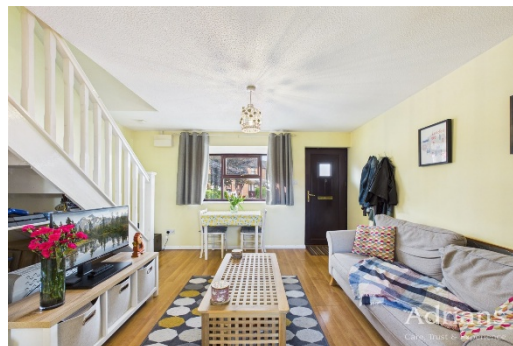


# Adrians

Sales & Lettings Agents

For Sale

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## Colyers Reach, Chelmer Village, Chelmsford, CM2 6RW

An ideal property as a first time buy or possible investment buy, a neatly well-presented and improved one bedroom leasehold started home. It is conveniently located within easy walking distance of the local Asda superstore, has bus services close by to the Chelmsford City centre and station. Internally the property comprises of a lounge which is open plan to a modern kitchen, whilst to the first floor there is a bedroom and white bathroom suite. The property further benefits from having an extended lease of 125 years remaining, replacement double glazed windows and an allocated parking space.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Entrance door leading through to

**LOUNGE 4.98m (16'4) x 3.96m (13')**

Double glazed window to front, stairs rising to first floor, under stairs storage cupboard, wood style laminated flooring, wall mounted electric heater, open plan to

**KITCHEN**

Fitted with a range of white wall and base level units, roll edge worktops, inset single bowl stainless steel sink unit with mixer tap, space for oven, washing machine and free-standing fridge freezer, splash back tiling, double glazed window to rear, wood style laminated flooring.

**FIRST FLOOR LANDING**

Twin sliding mirror fronted doors giving access to airing cupboard, doors to

**BEDROOM 3.96m (13') x 3.15m (10'4)**

Double glazed window to front, wall mounted electric heater, wardrobe recess.

**BATHROOM**

White suite comprising panel enclosed bath with shower over and glass screen, pedestal wash hand basin, low level w.c, tiling to walls, double glazed obscure window to rear.

**OUTSIDE**

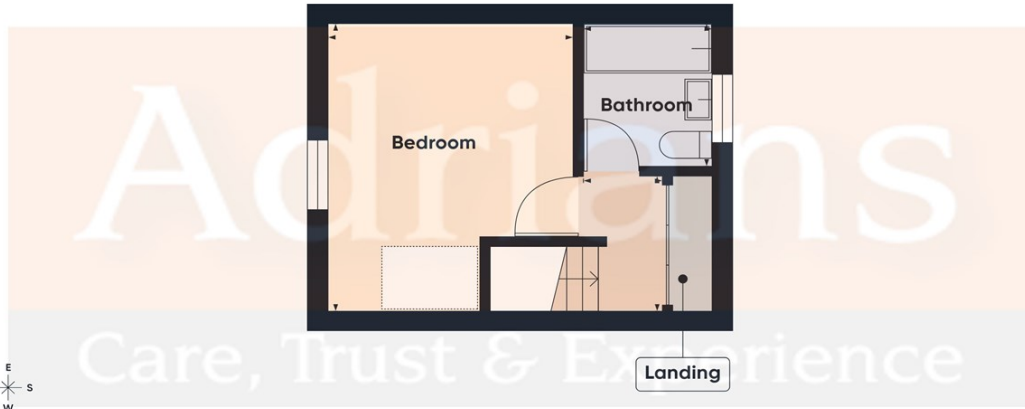
There are communal grounds and an allocated parking space.

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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**391 ft<sup>2</sup>36.3 m<sup>2</sup>**Reduced headroom**13 ft<sup>2</sup>1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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: E**  
**COUNCIL TAX BAND: B****Leasehold****LENGTH OF LEASE: approx. years 125 remaining****ANNUAL GROUND RENT: approx. £50****ANNUAL SERVICE CHARGE: approx. £1454.32**

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****Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP****01245 265303 | [info@adrians-property.co.uk](mailto:info@adrians-property.co.uk) | [www.adrians-property.co.uk](http://www.adrians-property.co.uk)**