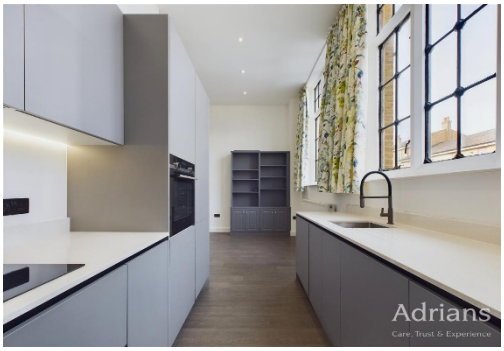
Adrians

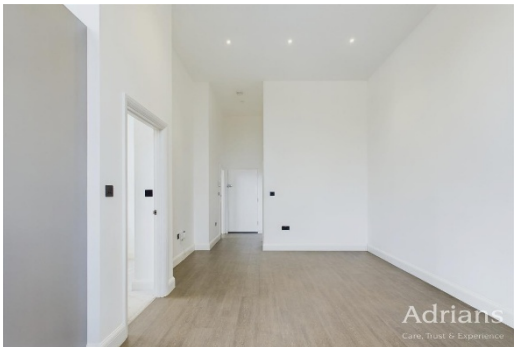
Sales & Lettings Agents



For Sale





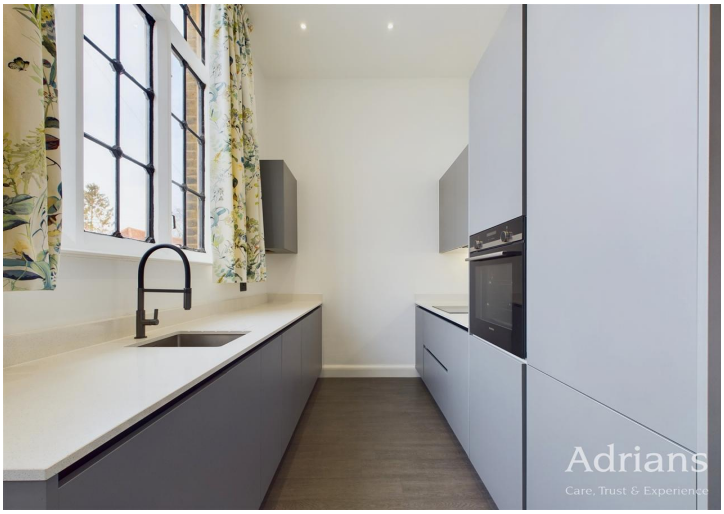


St. Johns Court, Moulsham Street, Chelmsford, CM2 0JD

St. Johns Court or The Old School House is a rather iconic building found just beyond the main shopping area of Moulsham Street and laying adjacent to St. Johns Church. Re-developed a short while back into five individual apartments, the development has managed to maintain much of its original character whilst also affording a high specification modern finish. Forming part of the ground floor, the apartment offers open plan living kitchen space, two bedrooms and a superb shower room whilst externally there are two allocated parking spaces.

2 Bedroom(s) | 1 Reception(s) | 1 Bathroom(s)


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APARTMENTS 1-5
ST JOHNS COURT
MOULSHAM STREET
CHELMSFORD CM2 0JD


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ENTRANCE RECESS 2.29m (7'6") x 1.04m (3'5)

LIVING AREA 5.89m (19'4) x 3.38m (11'1) > 7'2
Inset spotlights, large window to front, radiator, tv aerial point, Gigabit capable fibre internet connection, open plan to

KITCHEN AREA 3.1m (10'2) x 2.34m (7'8)
Inset spotlights, further large window to front, fitted with a comprehensive range of modern matt grey fronted wall and base level units with square trimmed worktops over, inset sink unit with grooved drainer, mixer tap over, range of integrated appliances which include four ring hob, separate oven, fridge freezer, washing machine and dishwasher, wall mounted cupboard housing Vaillant boiler.

BEDROOM ONE 3.71m (12'2) PLUS WARDROBES x 3.3m (10'10) MAX
Inset spotlights, large window to side, fitted wardrobe, radiator.

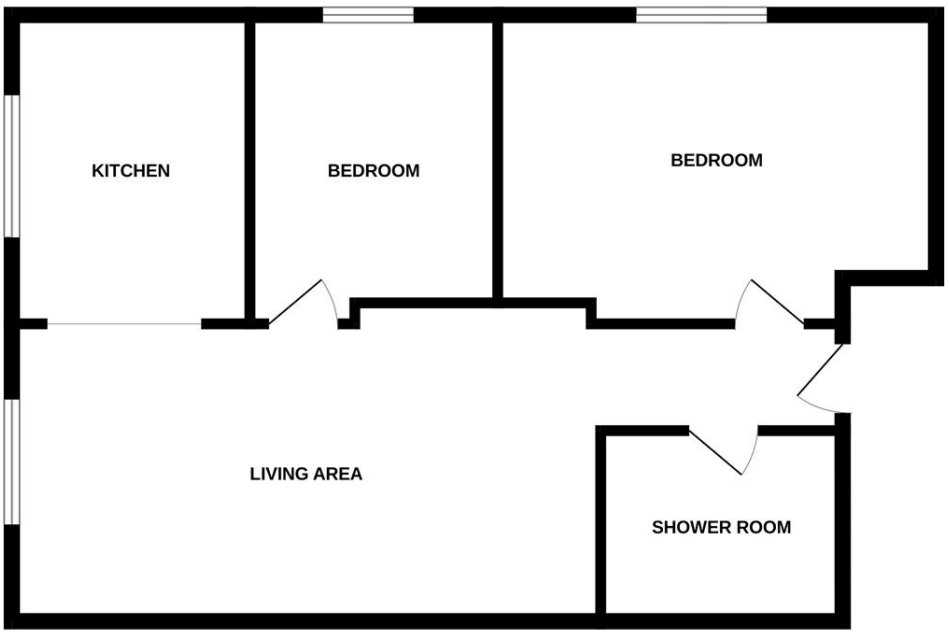
BEDROOM TWO 2.77m (9'1) PLUS RECESS x 2.67m (8'9)
Inset spotlights, large window to side, range of fitted cupboards and drawers, radiator.

SHOWER ROOM
A well laid out room with inset spotlights, modern wall hung wash hand basin with drawers below and mixer tap over, modern w.c. with full and half flush, walk in shower with glazed screen, ceiling mounted rainfall shower, recessed back lit mirror, matt black heated towel rail.

EXTERIOR
There is a short flight of steps and a gradually ramped pathway leading to the main entrance of the building. There are two allocated (tandem) parking spaces for this particular apartment situated just beyond the main entrance and the main residents parking.

AGENTS NOTE
We have been advised by our seller that the sale of the property will include a 25% share of the freehold for the block, with the remaining 75% being held by 3 other owners. There are no ground rent costs and the maintenance charges are shared between the resident freeholders.

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC RATING: D
COUNCIL TAX BAND: C
Share of Freehold

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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