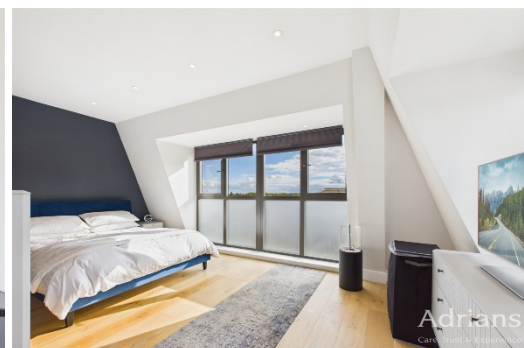
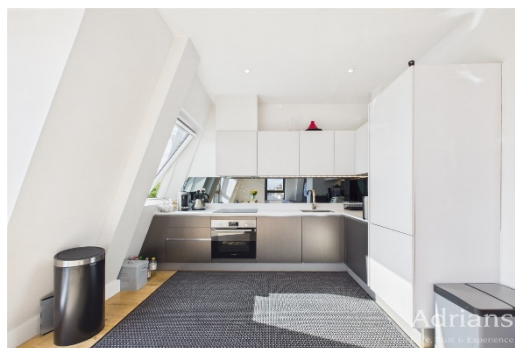


# Adrians

Sales & Lettings Agents

**For Sale**

Adrians  
Care, Trust & Experience



## Beacon House, City Centre, Chelmsford, CM1 2XL

Beacon House is a select development of just a small number of apartments located within just yards of Chelmsford mainline station and City centre. Located on the third floor and offering stunning views to both the South and West of town, this modern two bedroom apartment is bathed in light via large expanses of glasswork and higher than average ceiling heights. The apartment is fitted to a high specification throughout in addition to having a superb open plan living / kitchen space. Residents parking is provided.



2 Bedroom(s)



1 Reception(s)



2 Bathroom(s)

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Well presented communal entrance hall with stairs and lifts to all floors, personal entrance door leading through to reception hall. In our opinion, the communal hallways are well kept and offer an inviting feel.

## **RECEPTION HALL**

Giving a great sense of space giving access to

## **LIVING / KITCHEN AREA 6.38m (20'11) x 5.66m (18'7)**

Full height windows to rear, further windows to side, access to a good size balcony. The kitchen area is fitted with a comprehensive range of modern wall and base level units, integrated appliances include a sink unit, four ring electric hob with oven beneath, integrated fridge freezer and dishwasher which are all to remain, washing machine to be confirmed.

## **BEDROOM ONE 5.54m (18'2) x 3.35m (11')**

Another particularly spacious bathed in light with window to rear with distant views, further window to side, door to

## **EN-SUITE**

Velux style window to side, suite comprising a modern shower unit with glazed screen, wash hand basin with mixer tap, modern w.c with full and half flush, heated towel rail.

## **BEDROOM TWO 4.7m (15'5) x 3.07m (10'1)**

Another bright and spacious room with window to side, access to balcony, recess area which is perfect for wardrobe / dressing area.

## **BATHROOM**

Modern suite comprising panel enclosed bath with glazed screen and shower over, wall hung wash hand basin with mixer tap and drawers under, modern w.c with full and half flush, recess with mirror over, heated towel rail.

## **ALLOCATED PARKING**

As mentioned previously, Beacon House is situated just yards from Chelmsford's mainline station and this particular apartment has an allocated parking space.



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Approximate total area<sup>(1)</sup>  
925 ft<sup>2</sup>  
85.9 m<sup>2</sup>

Reduced headroom  
50 ft<sup>2</sup>  
4.7 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: D**  
**COUNCIL TAX BAND: C**  
**Leasehold**

**LENGTH OF LEASE: approx. 120 years remaining**  
**ANNUAL GROUND RENT: £0 peppercorn**  
**ANNUAL SERVICE CHARGE: approx. £2124.00**

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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