



Clematis Tye, CM1 6GL
Essex





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Kings Group are delighted to present this superb TWO BEDROOM GROUND FLOOR APARTMENT, enviably located within Clematis Tye within the very popular town of Chelmsford. Available CHAIN FREE, this property offers a rare and exciting opportunity for first-time buyers and investors alike to secure a home in a well-established and popular residential setting. With an impressive 157 years remaining on the lease, this is a purchase that combines immediate comfort with long-term reassurance.

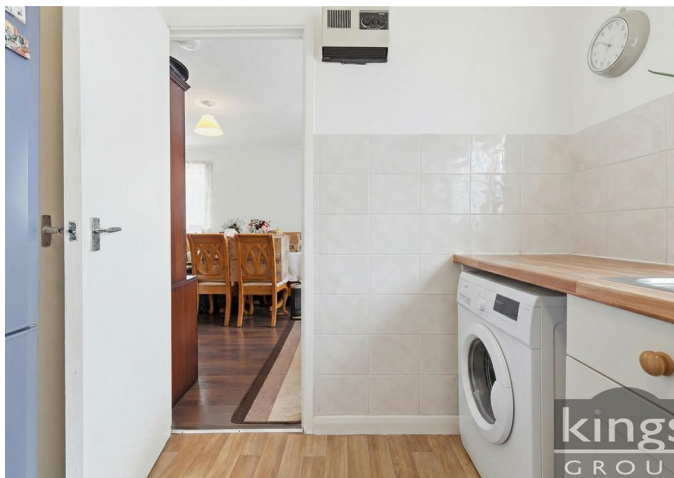
Upon entering, you are welcomed by a spacious entrance hall that leads into a bright and airy dual-aspect lounge/diner, creating the perfect environment for relaxing evenings or entertaining guests. The kitchen is thoughtfully fitted with a range of wall and base units, offering excellent storage and workspace to suit modern day living.

The apartment boasts two well-proportioned double bedrooms, providing flexible accommodation for families, professionals, or those working from home. A neatly presented family bathroom with a three-piece suite completes the internal layout, offering practicality alongside comfort.

Surrounded by beautifully maintained communal gardens and ideally situated close to local shops, schools, and everyday amenities, this property delivers on both lifestyle and convenience.

With a service charge of £1,373 per annum and ground rent of just £100, this is an outstanding home that represents exceptional value in a sought-after Chelmsford location.

Offers In The Region Of £180,000



- CHAIN FREE
- 157 YEARS REMAINING ON THE LEASE
- IDEAL PURCHASE FOR A FIRST TIME BUYER
- GROUND RENT OF £100 PER ANNUM
- COMMUNAL GARDENS

Property Information

Build: Standard Construction

Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low

Tenure: Leasehold

Lease Remaining: 157 Years Remaining

Service Charge: £1373 Per Annum

Ground Rent: £100 Per Annum

Parking: One Allocated Parking

Porch

Entrance Hall

Carpeted flooring, power point, storage cupboard.

Lounge/Diner

Double glazed window to the front and side aspect, textured ceiling, laminate flooring, electric heaters, power points.

Kitchen 8'46 x 8'50 (2.44m x 2.44m)

Double glazed window to the side aspect, electric heater, a range of wall and base units with roll top worksurfaces, tiled splash backs, integrated electric oven and hob, drainer unit, plumbing for washing machine, space for fridge freezer, power points, storage cupboard.

Bedroom one 10'97 x 10'99 (3.05m x 3.05m)

Double glazed window to the side aspect, coved and textured ceiling, electric heater, carpeted flooring, power points.

Bedroom Two 9'12 x 6'93 (2.74m x 1.83m)

Double glazed window to the side aspect, coved and textured ceiling, electric heater, carpeted flooring, power points.

Family Bathroom 6'88 x 6'13 (1.83m x 1.83m)

- TWO BEDROOM GROUND FLOOR APARTMENT
- ONE ALLOCATED PARKING SPACE
- SERVICE CHARGE OF £1,373 PER ANNUM
- SECURITY ENTRY PHONE SYSTEM
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

Tiled splash backs, Lino flooring, extractor fan, tiled walls, panel enclosed bath with mixer tap and shower attachment, wash basin with separate taps, low level W.C





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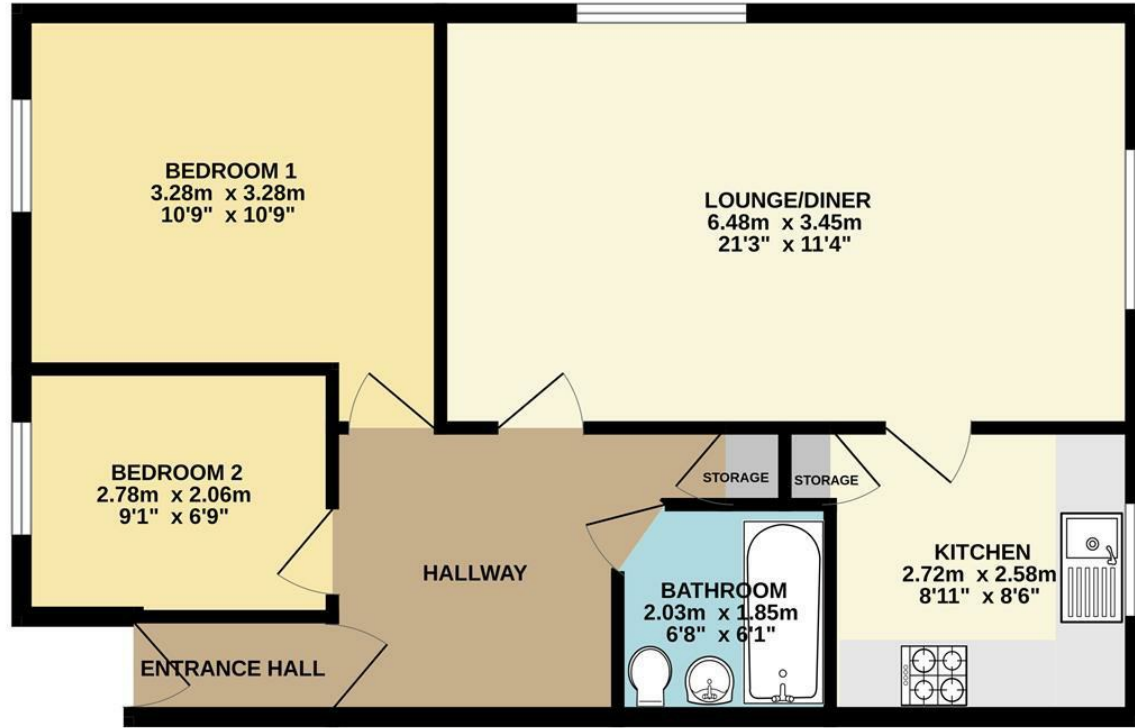
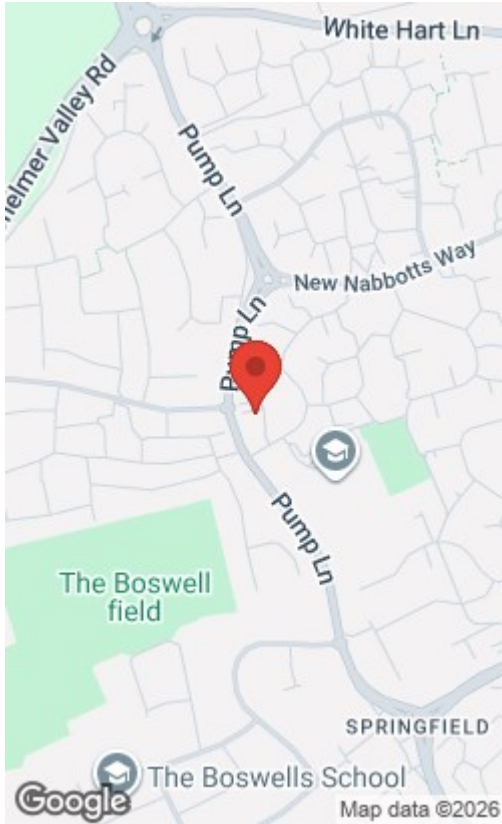


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GROUND FLOOR
43.9 sq.m. (473 sq.ft.) approx.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	56		(39-54) E
(21-38) F			(21-38) F
(1-20) G		75	(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



TOTAL FLOOR AREA : 43.9 sq.m. (473 sq.ft.) approx.

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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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