

# Adrians

Sales & Lettings Agents

For Sale



## Celmeres Court, Chelmsford

Offered for sale with vacant possession available and no onward chain is this modern City centre apartment benefiting from TWO BEDROOMS and TWO EN-SUITES as well as barrier entry private parking. It is located right in the City centre, literally within a FEW MINUTES WALK of all of the shopping facilities, restaurants and nightlife etc that Chelmsford has to offer as well as the station and hence could well suit a commuting buyer. It benefits from radiator heating, has double glazed windows and being on the 3rd floor has the benefit of a lift as well as a security entry phone system. Well worth an internal viewing!



2 Bedroom(s)



1 Reception(s)



2 Bathroom(s)



Front entrance door with security entry phone system leading to communal hallways, stairs and lift. Third floor landing with door to:

### **ENTRANCE HALL**

Radiator, security entry phone, built in cupboard housing Elektra electric boiler for the hot water and electric radiator heating, inset spotlights, doors to:

### **LOUNGE & KITCHEN AREA 6.02m (19'9) x 4.55m (14'11)**

LOUNGE AREA with radiator, double glazed windows running virtually the full length of the room, open to KITCHEN AREA with inset single drainer sink unit with mixer tap, working surfaces with cupboards under, built in hob and oven with cooker hood above, integrated dishwasher, cupboard housing washing machine, integrated fridge freezer, eye level cupboards, built in microwave.

### **BEDROOM ONE 2.92m (9'7) x 2.74m (9') CLEAR FLOOR SPACE**

Radiator, double glazed windows, large recess with door to

### **EN-SUITE BATHROOM**

White suite comprising panel enclosed bath with fitted shower and screen to side, low level w.c., wash hand basin with mixer tap, towel warmer, fully tiled walls, shaver socket, fitted mirror, inset spotlights.

### **BEDROOM TWO 3.33m (10'11) x 3.05m (10') MAXIMUM**

Radiator, double glazed window, door to

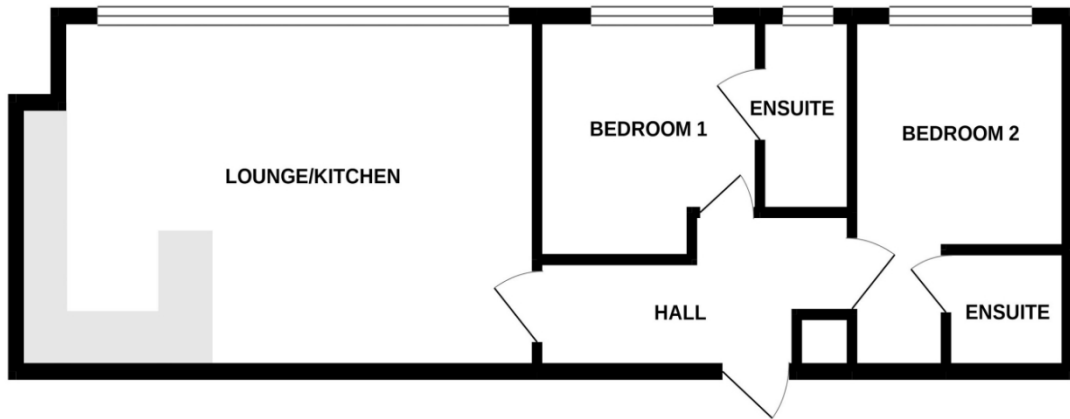
### **SHOWER ROOM**

White suite comprising low level w.c., wash hand basin with mixer tap, shower cubicle with fitted shower, towel warmer, part full and part half tiled walls, shaver socket, double glazed window, inset spot lights.

### **PARKING**

We understand that within the communal grounds there is an allocated parking space. Access to the grounds is via barrier entry.

# FLOORPLAN



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 here 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: D**  
**POSTCODE: CM2 6JG**  
**Leasehold**

**LENGTH OF LEASE: approx. years 206 remaining**  
**ANNUAL GROUND RENT: approx. £NIL**  
**ANNUAL SERVICE CHARGE: approx. £1880**

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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