

Adrians

Sales & Lettings Agents

For Sale



Stapleford Close, Chelmsford, CM2 0RB

Being offered for sale with no onward chain and a lease in excess of 950 years is this top floor one bedroom apartment. The apartment is within walking distance of Chelmsford City centre and mainline station, and allows easy access to Central Park. The property comes with one allocated parking space and electric heating.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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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.

Communal entry phone system with stairs leading to all floors, personal door through to

ENTRANCE HALL

Electric heater with radiator cover, wood style flooring, electric fuse box, airing cupboard, doors to

LOUNGE 4.01m (13'2) x 3.18m (10'5)

Dual aspect with double glazed windows to front and side, electric heater with radiator cover, wood style flooring, coved cornice.

KITCHEN 3.05m (10') x 2.36m (7'9)

Fitted in a range of modern white wall and base level units with worktops over, inset single bowl stainless steel sink unit with mixer tap, electric oven to remain with cooker hood above, single display cabinet, wood shelving, space for fridge freezer, washing machine, double glazed window to rear, airing cupboard, splash back tiling, wood style flooring.

BEDROOM 3.12m (10'3) x 2.46m (8'1) + WARDROBE RECESS

Double glazed window to rear, electric heater with radiator cover, wood style flooring.

BATHROOM

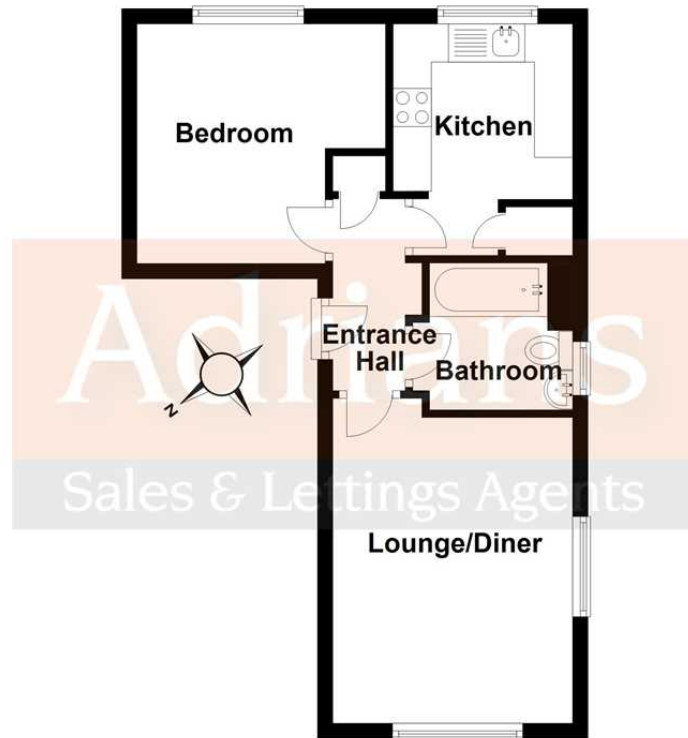
White suite comprising of a panel enclosed bath with shower over and glass screen, twin flush low level w.c, vanity wash hand basin with mixer tap, splash back tiling, extractor fan, double glazed obscure window to side, loft access.

PARKING

To the exterior of the property, there is one allocated parking space and communal grounds.

Second Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 36.8 sq. metres (396.1 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: C
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 953 years remaining
ANNUAL GROUND RENT: approx. Peppercorn
ANNUAL SERVICE CHARGE: approx. £1220.07

For more information, please contact

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