Adrians

Sales & Lettings Agents



For Sale







Cunard Square, City Centre, Chelmsford, CM1 1AU

Luxury one bedroom fourth floor apartment within close proximity of the mainline station and a short walk from the City centre with a generous Westerly facing balcony. The property has gas central heating, is presented to a high decorative standard and enjoys access to an on-site residents gym.

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















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Entrance to the property via security entry phone door through to an impressive communal reception area, lift to fourth floor, personal entrance door leading through to

ENTRANCE HALL
Radiator, LVT wood style flooring, loft access, doors to

LOUNGE / KITCHEN AREA 6.71m (22'0) x 4.52m (14'10)
LOUNGE AREA with patio doors leading onto a balcony, LVT wood style flooring, radiator, open to the KITCHEN AREA has a range of wall and base level fitted units complimented by work surface, single drainer sink unit with mixer tap, gas hob with filter hood over, split level oven, integrated washer dryer, wall level cupboard housing boiler, LVT wood style flooring.

BALCONY
A good size balcony with space for chairs and Westerly facing for the evening sun.

BEDROOM 3.81m (12'6) x 3.61m (11'10)
Floor to ceiling window to front, radiator.

BATHROOM 2.21m (7'3) x 1.8m (5'11)
Three piece suite white comprising low level w.c with concealed flush, suspended wash hand basin with mixer tap, panelled bath with shower over, tiled walls, tiled flooring, towel rail.

EXTERIOR
The property does not have an allocated parking space however the current owner privately rents a space from another resident.



EPC RATING: B
COUNCIL TAX BAND: C
Leasehold
LENGTH OF LEASE: approx. 990 years remaining
ANNUAL GROUND RENT: approx. £200
ANNUAL SERVICE CHARGE: approx. £1700

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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