



**Minns Avenue, Chelmsford CM1 6BL**

**welcome to**

## **Minns Avenue, Chelmsford**

25% Share. Located in the highly desirable Beaulieu development in Chelmsford, this beautifully maintained first-floor apartment on Minns Avenue offers spacious and contemporary living in a peaceful, well-connected setting. With no onward chain, this property is ideal for first-time buyers.

### **Entrance Hall**

### **Lounge / Kitchen / Diner**

28' 3" max x 15' 3" max narrowing to 12' 5" ( 8.61m max x 4.65m max narrowing to 3.78m )

### **Bedroom One**

18' 3" max x 9' 5" max ( 5.56m max x 2.87m max )

### **En Suite**

9' 6" x 4' 9" ( 2.90m x 1.45m )

### **Bedroom Two**

13' 6" x 8' 10" ( 4.11m x 2.69m )

### **Bathroom**

### **Agents Note:**

Lease: 125 years from 30 March 2021

monthly rent

£642.92

Monthly service charge

£213.84

Yearly Ground rent

£100



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





**welcome to**  
**Minns Avenue,**  
**Chelmsford**

- 25% Shared ownership with NO CHAIN
- Two generous double bedrooms
- A bright and airy open-plan lounge and kitchen
- A stylish family bathroom
- Ensuite

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2400.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Mar 2021.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£81,250**



**view this property online** [williamhbrown.co.uk/Property/CHE115994](http://williamhbrown.co.uk/Property/CHE115994)



Property Ref:  
CHE115994 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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