

# KILN & LODGE

ESTATE AGENTS : REDEFINED



## Flat 20, Hodgson House, Rainsford Road, Chelmsford, CM1 2XB

Nestled in the heart of Chelmsford, Hodgson House presents a delightful opportunity to acquire a charming modern apartment that boasts an abundance of natural light. This well-appointed apartment features a spacious living room that seamlessly integrates with the dining area and kitchen, creating an inviting space perfect for both relaxation and entertaining.

With one generously sized bedroom and a well-equipped bathroom, this property is ideal for individuals or couples seeking a comfortable urban lifestyle. The flat's prime location ensures that you are just a short stroll away from the bustling city centre, where you can enjoy a variety of shops, restaurants, and local amenities.

For those who commute, the convenience of being within walking distance to the station cannot be overstated, making this property an excellent choice for professionals. Additionally, the absence of a chain simplifies the purchasing process, allowing for a smoother transition into your new home.

This flat on Rainsford Road is not just a place to live; it is a gateway to the vibrant lifestyle that Chelmsford has to offer. Whether you are looking to invest or seeking a new residence, this property is certainly worth considering.

- No onward chain
- Modern apartment with lots of natural light
- Spacious living
- Secure allocated parking
- Walking distance to train station
- City centre
- Panoramic distant views from FIVE living area windows
- EPC- C



Approximate total area<sup>1)</sup>  
491.15 ft<sup>2</sup>

<sup>1)</sup> Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	72
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		