Adrians
Sales & Lettings Agents












## **Kerby Rise, Chelmsford,** CM2 6UY

A particularly bright and airy second floor, two bedroom flat with windows to 3 aspects. Recarpeted, redecorated, modern white bathroom suite and refitted kitchen, all offered with no onward chain. Conveniently located for a major supermarket and a short walk to the City centre.

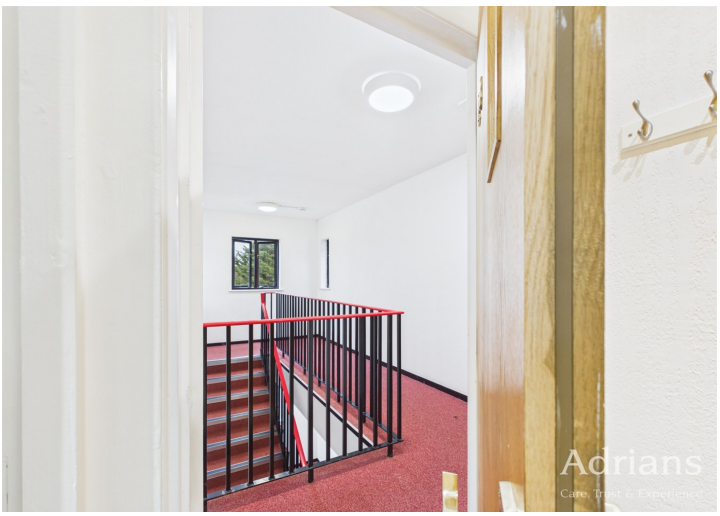
2 Bedroom(s) | 1 Reception(s) | 1 Bathroom(s)














Adrians

Care, Trust & Experience

Entrance to the property via communal entrance door controlled by an entry phone system leading to communal hallway, lobby space with cupboard and electric meters, stairs rising to second floor, personal front door leading through to

**ENTRANCE HALL**
Storage heater, access to loft, cupboard housing Immersion tank for hot water, doors to

**LOUNGE 4.5m (14'9) x 3.76m (12'4)**
Two windows to front, further window to side, storage heater.

**KITCHEN 2.54m (8'4) x 2.39m (7'10)**
Window to front, range of base and wall level high gloss white units complimented by roll top work surface, tiled splash back, under cupboard lighting, ceramic hob with oven beneath and filter hood over, fridge freezer, washing machine and dishwasher, integrated microwave, single drainer stainless steel sink unit with mixer tap.

**BEDROOM ONE 3.25m (10'8) x 2.54m (8'4)**
Window to rear, further window to side, fitted wardrobes, wall mounted electric panel heater.

**BEDROOM TWO 2.87m (9'5) x 2.46m (8'1)**
Window to rear.

**BATHROOM 2.49m (8'2) x 1.98m (6'6)**
White suite comprising low level w.c, pedestal wash hand basin, panelled bath with shower attachment over, tiled walls.

**ALLOCATED PARKING SPACE & COMMUNAL GROUNDS**
The property has an allocated parking space and there is also visitors parking.

**AGENTS NOTE**
The Service Charge last year was in the region of £4,000 as there were works done on the windows. The seller is currently trying to establish from the Management Company what the ongoing annual cost will be.




**EPC RATING: D**
**COUNCIL TAX BAND: B**
**Leasehold**
**LENGTH OF LEASE: approx. 86 Years Remaining**
**ANNUAL GROUND RENT: approx. £120.00**
**ANNUAL SERVICE CHARGE: approx. £4000.00**

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

**Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP**
**01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk**