

Adrians

Sales & Lettings Agents

For Sale



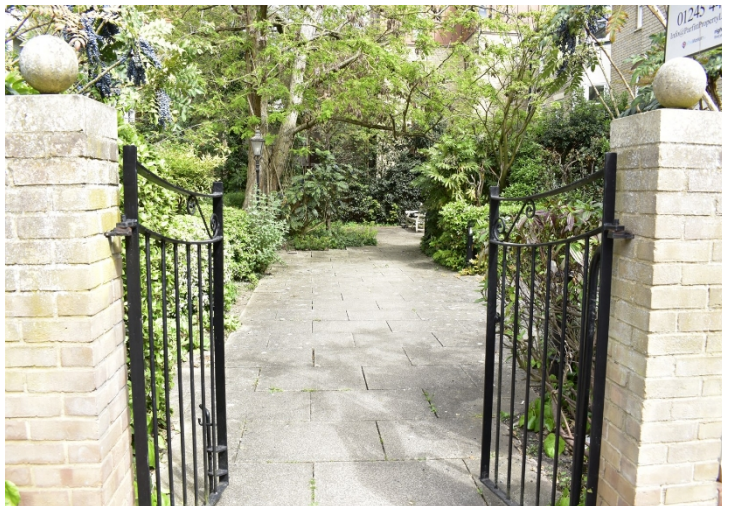
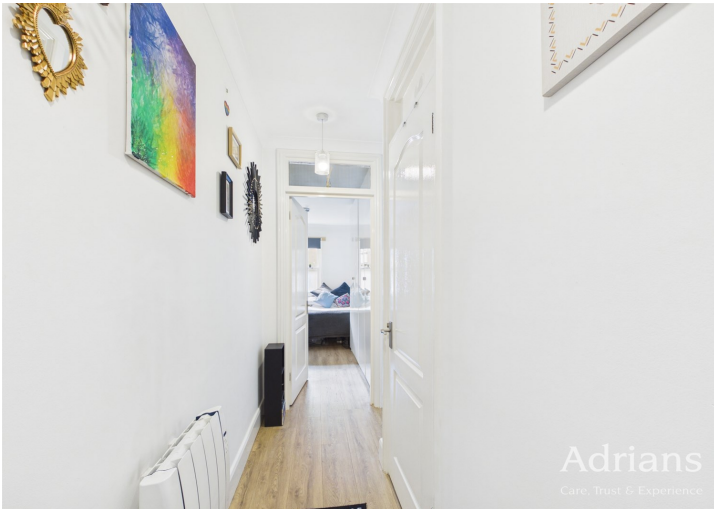
Cathedral Walk, Chelmsford, CM1 1NX

City centre location with allocated parking, ground floor apartment with refitted kitchen, refitted bathroom and personal door leading onto the communal gardens. The location is perfect for easy access to the mainline train station with regular trains to London Liverpool Street and is close to all of the bars, shops and restaurants that Chelmsford has to offer and yet enjoys a fairly secluded position.

 1 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)



Entrance to the property via personal street door leading through to

SPACIOUS HALLWAY

Electric heater, vinyl flooring, storage cupboard.

LOUNGE 2.9m (9'6) x 5.1m (16'9)

Bay window to rear with central door leading to the communal gardens and seating area, vinyl flooring, wall mounted heater.

KITCHEN 2.9m (9'6) x 1.7m (5'7)

Window to front, range of base and wall level high gloss white units complimented by wood grain effect work surface, white one and a half bowl sink unit with Quooker hot and cold tap, tiled splash backs, ceramic hob with oven beneath and extractor over, laminate flooring.

BEDROOM 4.1m (13'5) x 2.7m (8'10)

Window to rear, vinyl flooring, wall mounted heater.

REFITTED BATHROOM

Window to front, panelled bath with shower over, wash hand basin in vanity unit, low level w.c with concealed flush, tiled walls, vinyl flooring.

EXTERIOR

There is an allocated parking space to the front of the property. To the rear, there is a mature and quite secluded communal courtyard style garden with a patio area directly outside of the flat providing a tranquil space to sit.



Approximate total area⁽¹⁾
437 ft²
40.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC RATING:
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. years remaining
ANNUAL GROUND RENT: approx. £250
ANNUAL SERVICE CHARGE: approx. £1800

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