



**Connells**

Meadgate Avenue  
Chelmsford



### Property Description

A well-located home in the popular Meadgate area, close to schools, shops, and Chelmsford Station.

This well-presented 1-bedroom first floor flat with the benefit a side study, the property sits on Meadgate Avenue, a residential road within the sought-after Great Baddow community of Chelmsford. The property also benefits from a cost effective Service Charge of £1200 per annum and Ground Rent of £10 per annum.

The postcode area is known for its convenience, strong local amenities, and excellent access to Chelmsford city centre. The property benefits from a practical layout, good natural light, and easy access to nearby green spaces and everyday essentials.

There is also communal gardens, and communal parking, a must see property.

\*For room sizes please see floorplan.

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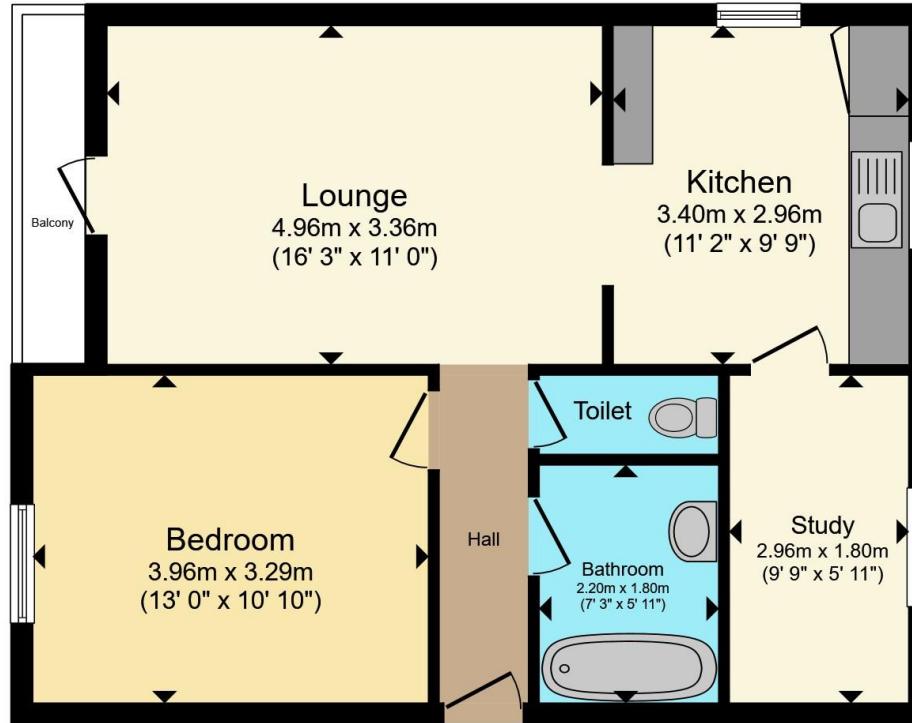
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Total floor area 56.9 m<sup>2</sup> (612 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
 CHELMSFORD CM1 1EH

EPC Rating: C  
 Council Tax  
 Band: A

Service Charge:  
 1282.32

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CHL309100](http://connells.co.uk/Property/CHL309100)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Dec 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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Property Ref: CHL309100 - 0006