Adrians

Sales & Lettings Agents



For Sale







Nash Drive, Broomfield, Chelmsford, CM1 7BG

A 2 bedroom TOP FLOOR APARTMENT offered for sale with NO ONWARD CHAIN and situated in Broomfield on the North side of Chelmsford adjacent to Broomfield Hospital. It benefits from a LONG LEASE with over 150 years remaining and has an ALLOCATED TANDEM PARKING SPACE FOR 2 CARS. It's location could well suit NHS workers or indeed possible investment buyers and is well worth an internal viewing. Chelmsford City centre and station are within easy reach and there are local amenities close by including Schools and bus services. RECOMMENDED!

2 Bedroom(s)

1 Reception(s)

1 Bathroom(s)






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Ground floor entrance door with security entry phone system leading to communal hallways, stairs leading to top floor landing, personal door through to

ENTRANCE HALL
'L' shaped with electric wall mounted heater, entry phone, built in cupboard housing water tank, access to loft space, white panelled doors leading to

LOUNGE / DINING ROOM 4.48m (14'8) x 4.26m (14') MAXIMUM
A good size living room and certainly large enough to have a small dining table in as well. Dual aspect with electric wall mounted heater, double glazed windows to two aspects making the room feel light and airy. White panelled door leading to

KITCHEN 2.5m (8'2) x 2.45m (8'0)
Fitted with a range of matt white coloured units comprising inset single drainer sink unit with mixer tap, working surfaces with cupboards under and drawer unit, built in hob and oven with cooker hood above, space for washing machine and fridge freezer, tiling over worktops, eye level cupboards, built in microwave, double glazed velux window and roof light combined giving a good degree of natural light coming into the room, inset spot lights.

BEDROOM ONE 3.38m (11'1) x 2.96m (9'9)
A good size main bedroom with electric wall mounted heater, double glazed window.

BEDROOM TWO 2.89m (9'6) x 2.23m (7'4)
Electric wall mounted heater, double glazed window.

BATHROOM
Refitted with a white suite comprising panel enclosed bath with mixer tap and shower attachment, fitted shower unit with glazed screen to side, w.c, vanity wash hand basin with mixer tap, tiled flooring, towel warmer, fully tiled walls, wall mounted medicine cabinet, extractor fan, inset spot lights.

ALLOCATED PARKING
This particular apartment benefits from two allocated parking spaces in tandem which are in a tucked away off road parking area, adjacent to the block.

OUTSIDE
There are communal grounds with clothes drying areas and various trees.

AGENTS NOTE
This area is particularly popular due to its location adjacent to Broomfield Hospital and hence could well suit someone who works at the Hospital or indeed as a possible investment buy to rent to a Hospital worker.



EPC RATING: D
COUNCIL TAX BAND: B
Leasehold
LENGTH OF LEASE: approx. 155 years remaining
ANNUAL GROUND RENT: PEPPERCORN
ANNUAL SERVICE CHARGE: approx. £2609.00

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

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