



## **Langford Place, Chelmer Road, Chelmsford, CM2 6DY**

- Ground Floor Flat
- One Double Bedroom
- Allocated Parking Space
- Gas Central Heating
- Communal Garden
- 27 Min Walk to Chelmsford Station (source: google maps)
- 250 Year Lease From 2008
- Wheelchair Accessible

**£210,000 - Leasehold - Council Tax: B**

# Chelmer Road

Chelmsford, CM2 6DY



## Entrance Hall

Entrance door. Smooth ceiling, security entry phone system, radiator with thermostatic valve, storage cupboard housing wall mounted boiler, carpet.

## Reception Room/Kitchen

Double glazed window and door to communal garden to one aspect, double glazed window to second aspect. Range of white base and eye level wall cabinets with black worktops, stainless steel 1.5 bowl sink with spray nozzle tap, stainless steel four burner gas hob with stainless steel splashback and stainless steel overhead extractor hood, integrated oven beneath, integrated fridge/freezer, smooth ceiling, spotlights, part tiled walls, two radiators, part carpeted floor, part laminate flooring.

## Bedroom

Double glazed floor to ceiling window. Smooth ceiling, radiator with thermostatic valve, built in wardrobe with mirror sliding doors, carpet.

## Bathroom

Double glazed window. Suite comprising of bath with shower attachment to tap with handheld and waterfall heads, glass folding screen, pedestal wash basin and low level wc, smooth ceiling, spotlights, extractor, part tiled walls, electric shaving point, heated towel rail, vinyl flooring.

## Communal Garden

There is a communal garden to the rear of the building.

## Parking

The property comes with one allocated parking space. There are visitors car parking spaces around the development.

## Material Information

- Lease: 250 years from 2008
- Current annual ground rent: £200.00
- Ground rent review period: Awaiting from seller
- Review increase: Awaiting from seller
- Current annual service charge: £1,944.82

## Wheelchair Accessibility

- Level access throughout property.
- Step free access to property.
- 2'9" wide doorways.

## Flooding (gov.uk)

Surface water:

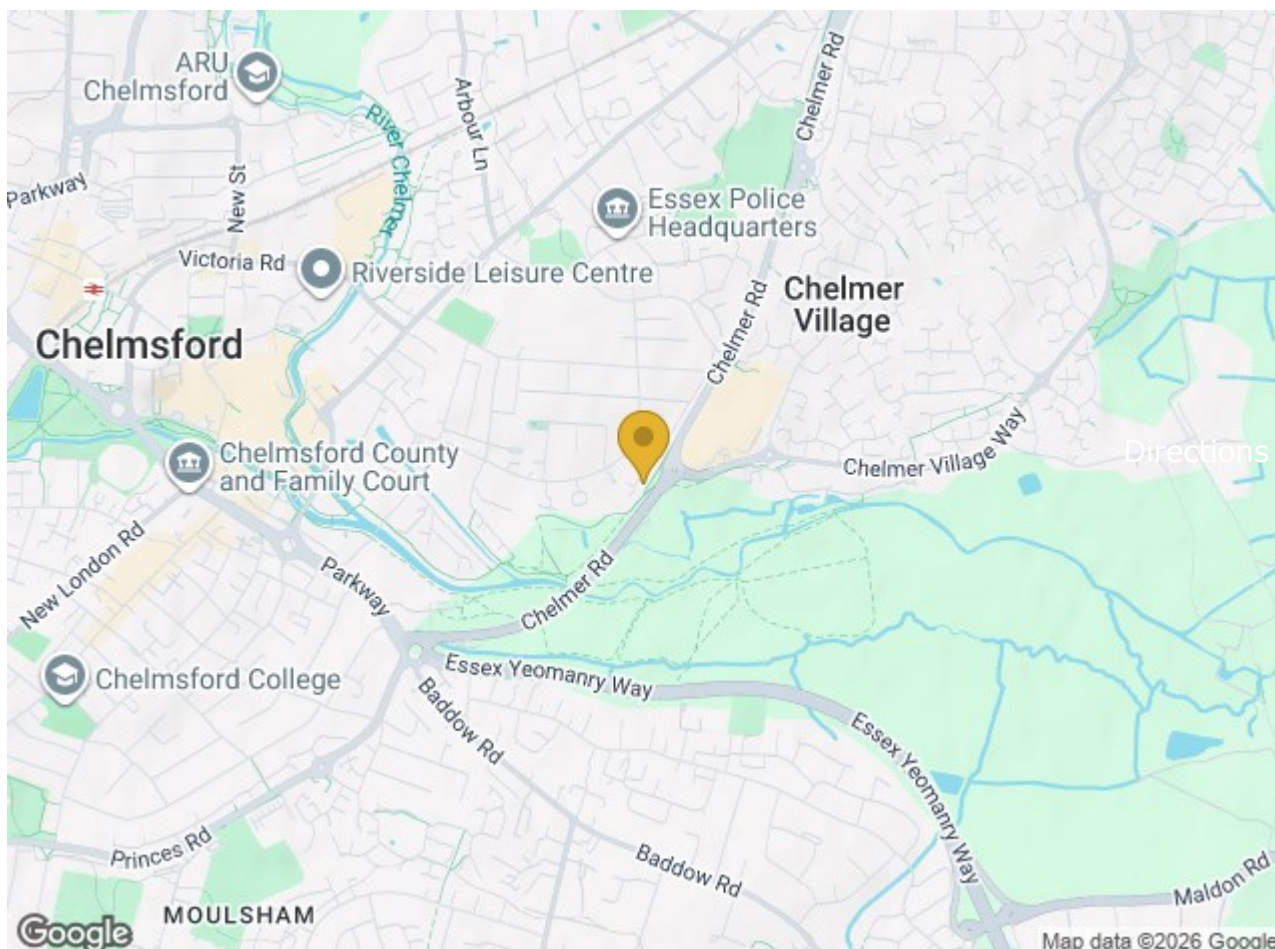
Yearly chance of flooding - Low

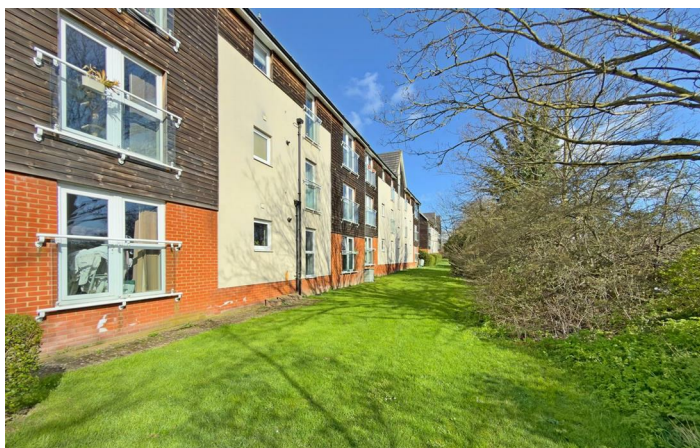
Yearly chance of flooding between 2040-2060 - Low

Rivers and the sea:

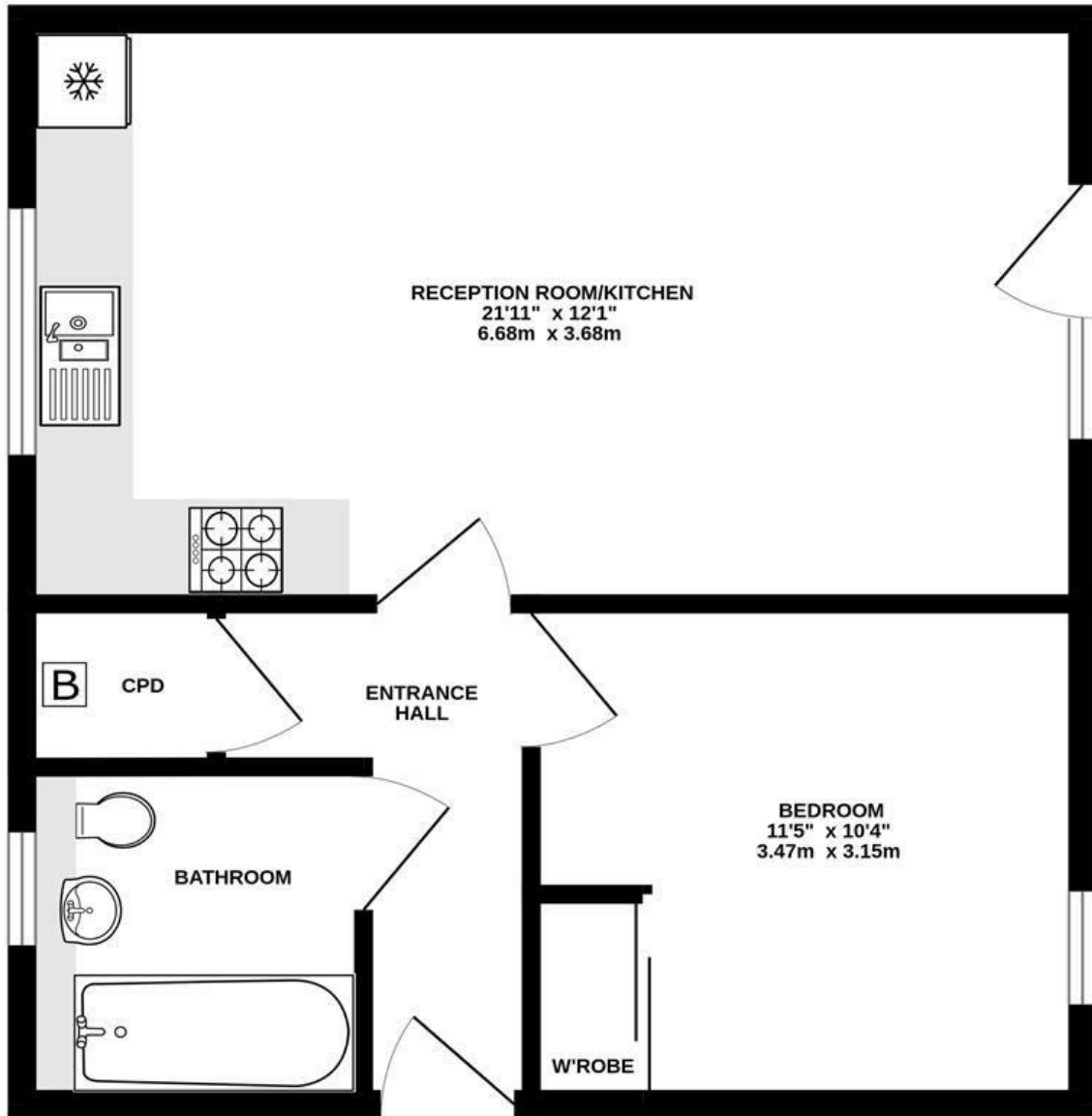
Yearly chance of flooding - Very low

Yearly chance of flooding between 2036-2069 - Low





**GROUND FLOOR**  
491 sq.ft. (45.6 sq.m.) approx.



**TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information:  
Council Tax Band: B  
Tenure: Leasehold

