

for sale

offers in excess of **£170,000** Leasehold



Shearers Way Boreham Chelmsford CM3 3AE

Boreham is a lovely quiet and peaceful village where this flat is located. Close to local shops, the A12 & A130 offering excellent transport links and the new Beaulieu Station taking you into Liverpool Street make this the perfect home for investors or First Time Buyers.



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Property Details

- Lounge/Diner** 19' 8" x 10' 10" (5.99m x 3.30m)
- Kitchen** 8' 10" x 8' 8" (2.69m x 2.64m)
- Bedroom 1** 11' 6" x 9' 1" (3.51m x 2.77m)
- Bedroom 2** 9' 1" x 8' (2.77m x 2.44m)
- Bathroom** 7' x 5' 8" (2.13m x 1.73m)
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To view this property please contact Connells on

T 01245 261 266
E chelmsford@connells.co.uk

4 Tindal Square
CHELMSFORD CM1 1EH

Property Ref: CHL309110 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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