

Adrians

Sales & Lettings Agents

Guide Price £250,000 - £265,000



19 Wellfield, Chelmsford

GUIDE PRICE £250,000 - £265,000! Ideal first purchase or possible investment buy, a particularly spacious two bedroom ground floor flat in the favoured popular village of Writtle. There is an extended lease, larger than average accommodation, communal parking and allocated garage. Gas central heating, communal grounds and convenient for local co-op supermarket.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



ENTRANCE HALL

Two storage cupboards with one housing the combi-boiler, radiator, doors to

LOUNGE 3.99m (13'1) MAX x 6.15m (20'2)

Two windows to front, radiator, laminate flooring.

KITCHEN 3.05m (10'0) x 2.64m (8'8)

Window to rear, fitted with a range of wall and base level maple units complimented by granite style roll top work surface, inset single drainer stainless steel sink unit with mixer tap, gas hob with oven beneath and extractor over, space for washing machine, laminate flooring.

BEDROOM ONE 3.89m (12'9) x 3m (9'10)

Window to front, radiator.

BEDROOM TWO 3.53m (11'7) x 2.97m (9'9)

Window to rear, radiator.

BATHROOM

Window to rear, white suite comprising low level w.c, pedestal wash hand basin, panelled bath with shower over, laminate flooring, radiator, part tiling to walls.

EXTERIOR

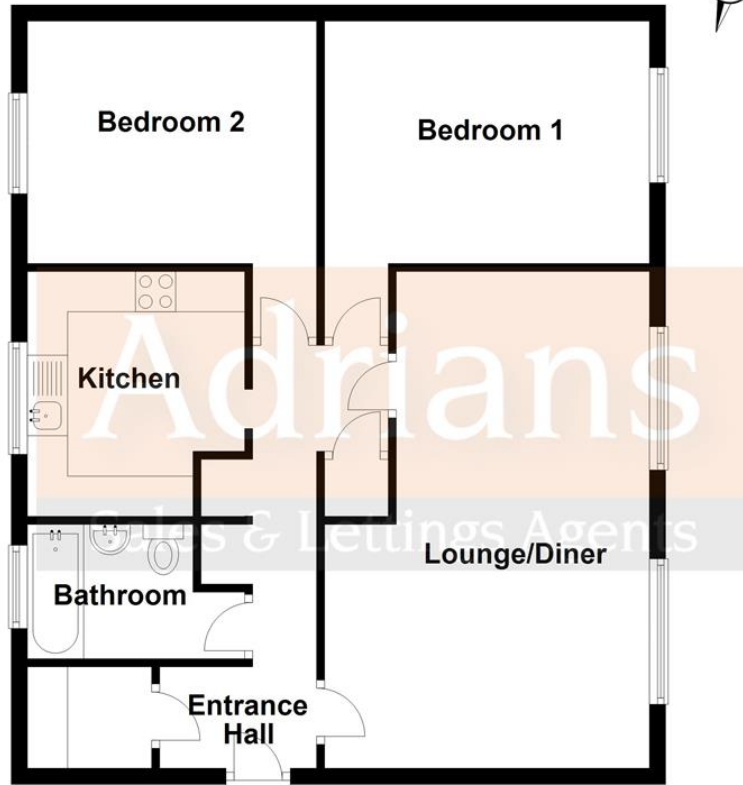
There is a garage, communal grounds and parking which is not allocated.

AGENTS NOTE

We understand from the seller that within the maintenance charge, in the not too distant future, the plan is to have the main front door of the flats replaced but this would need to be checked with your conveyancer.

Ground Floor

Approx. 71.8 sq. metres (773.1 sq. feet)



Total area: approx. 71.8 sq. metres (773.1 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: C

COUNCIL TAX BAND: B

Leasehold

REMAING LEASE 150 YEARS APPROX

ANNUAL GROUND RENT: £0

ANNUAL SERVICE CHARGE: £960

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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