

# Adrians

Sales & Lettings Agents

For Sale



## Watson Heights, City Centre, Chelmsford, CM1 1AG

Overlooking the developments central courtyard, this one bedroom second floor purpose built apartment with a balcony is situated within just minutes' walk of Chelmsford mainline station and also therefore Chelmsford City centre. The development itself offers an on-site gym and a concierge service, whilst for this particular apartment there is a secure allocated residents parking bay.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



## **RECEPTION HALL**

Large storage cupboard, radiator, secure entry phone system.

## **OPEN PLAN KITCHEN / LIVING AREA**

large sliding doors opening onto the balcony, the lounge area features two radiators and lays open plan to the kitchen space which is fitted with a comprehensive range of contrasting wall and base level units, square edge worktops, inset single drainer sink unit with mixer tap, four ring gas hob with hood over, separate Zanussi oven, integrated fridge freezer, integrated dishwasher, integrated washing machine.

## **BALCONY**

There is a good size balcony with views to both East and West and overlooks the developments central courtyard.

## **BEDROOM**

Large double glazed window overlooking central courtyard, radiator, mirror fronted wardrobes with sliding doors.

## **BATHROOM**

Inset spot lights, modern white suite comprising 'P' shaped bath with mixer tap, shower over and glazed screen, wall hung wash hand basin with mixer tap, modern w.c with concealed cistern and full and half flush, tiling to walls and floor, heated towel rail.

**Adrians**

Care, Trust &amp; Experience

Approximate total area<sup>(1)</sup>478 ft<sup>2</sup>44.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**EPC RATING: B**  
**COUNCIL TAX BAND: C**  
**Leasehold**

**LENGTH OF LEASE: approx. years 114 remaining**  
**ANNUAL GROUND RENT: approx. £270**  
**ANNUAL SERVICE CHARGE: approx. £1714**

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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