

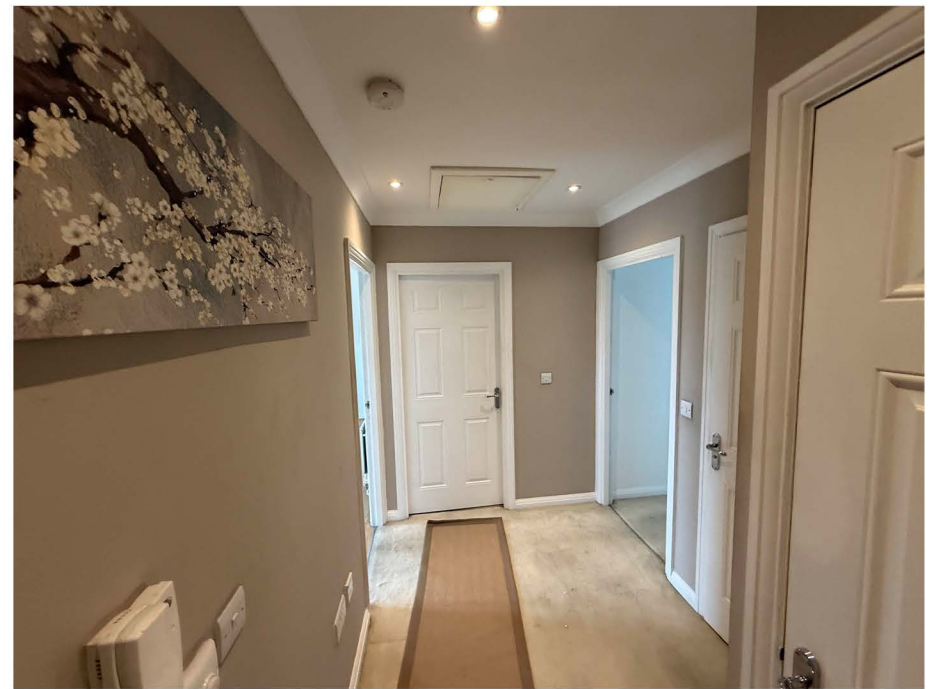
FOR SALE (leasehold)
2 bedroom flat

**Eglinton Drive,
Chelmer Village CM2**



- *Two Bedroom
- *Ensuite to Master
- * Fitted Wardrobes to Master
- *Garage
- *Leasehold
- *Balcony





ROBERT DEWAR ASSOCIATES 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

ROBERT
DEWAR
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www.robertdewar.co.uk

DESCRIPTION

We are excited to present this beautifully maintained two-bedroom apartment located on the top floor of a highly sought-after development in the vibrant Chelmer Village. This stunning property features a spacious layout, including a master bedroom with an en-suite shower room, and a well-appointed guest bathroom.

The heart of this home is a bright and airy living area that seamlessly connects to a contemporary open-plan kitchen, perfect for modern living and entertaining. Enjoy your private balcony that offers breathtaking, uninterrupted views of the playing fields, making it a tranquil retreat.

Additional features include a single garage and unallocated off-street parking for your convenience. This apartment truly combines comfort, style, and practicality in one desirable package.

EPC
C79

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

TENURE

The property will be as a leasehold.

PRICE

£275,000 s.t.c

CONTACT

Strictly by appointment via sole agents:

James Dewar
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DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

Entrance Hall

2.16m x 2.12m (7' 1" x 6' 11") Multi-lock front door leading on to entrance hall with entry phone, spotlights, coving and loft hatch to the ceiling and doors leading to the living room, both bedrooms, guest bathroom and airing cupboard.

Living Room

6.31m x 4.28m (20' 8" x 14' 1") Laminate wood effect flooring throughout, UPVC double glazed French doors opening to balcony, UPVC double glazed window to the side, Velux window and coving to the ceiling and two radiators.

Kitchen area

A selection of wall and base units, roll top worktops, stainless steel sink, mosaic effect splash-back tiles, stainless steel extractor fan, Whirlpool stainless steel gas hob, Bosch electric oven, space for slim dishwasher & washing machine and spotlights to the ceiling.

Master Bedroom

4.07m x 3.64m (13' 4" x 11' 11") UPVC double glazed window to the rear, built in wardrobes with folding doors, coving to ceiling and radiator.

En-Suite

2.14m x 1.89m (7' x 6' 2") Velux window and spotlights to ceiling, corner shower cubicle, wash basin and toilet in built in vanity unit, radiator.

Bedroom 2

2.98m x 2.12m (9' 9" x 6' 11") UPVC double glazed window to the rear coving to the ceiling and radiator.

Bathroom

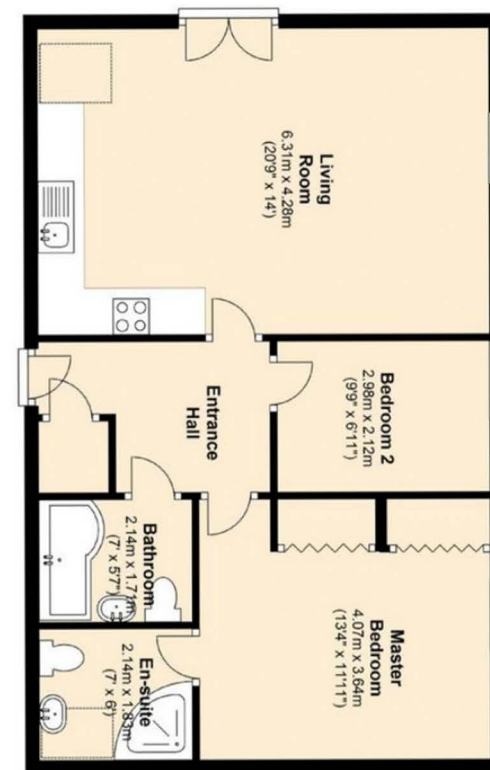
2.14m x 1.71m (7' x 5' 7") P shaped bath with shower, wash basin and toilet with built in vanity unit, part tiled walls and vanity unit.

Balcony

A decked balcony offering uninterrupted north easterly views over the playing fields and countryside

Garage

Single garage located to the ground floor off the development with up and over door.



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