

Adrians

Sales & Lettings Agents

For Sale



Watson Heights, Chelmsford, CM1 1AF

This 2 bedroom first floor apartment is located right in the City centre literally only a few minutes walk to the station hence could well suit a commuting buyer. It benefits from an EN SUITE to the main bedroom, has a BALCONY, off the lounge area and has an ALLOCATED PARKING SPACE! It has a SECURITY ENTRYPHONE SYSTEM, DOUBLE GLAZED WINDOWS and RADIATOR HEATING. There is a large open plan KITCHEN / DINING / LIVING ROOM plus a further bathroom. Ideally situated with the City centre with its nightlife, shops and restaurants all on hand - it could make an IDEAL FIRST PURCHASE!



2 Bedroom(s)



1 Reception(s)



2 Bathroom(s)



Ground floor entrance door with security entry phone system leading to communal entrance hall, stairs and lift giving access to the first floor landing, personal door through to

ENTRANCE HALL

A long entrance hallway with two built in cupboards with one housing the boiler, doors to

KITCHEN / DINING / LIVING ROOM 5.72m (18'9) x 4.7m (15'5) MAXIMUM

A good size area with KITCHEN AREA fitted with a range of units comprising one and a half bowl single drainer sink unit with mixer tap, working surfaces with cupboards and drawer unit, built in hob and oven with cooker hood above, integrated dishwasher, integrated fridge freezer, space for washing machine, eye level cupboards, inset spot lights, open to LIVING / DINING AREA which is large enough to have as two separate areas with radiator, double glazed patio doors giving access to a small balcony at the rear of the block.

BEDROOM ONE 4.57m (15') x 2.93m (9'7)

Radiator, double glazed window to rear, door to

EN-SUITE SHOWER ROOM

W.c with concealed cistern, wash hand basin with mixer tap, shower cubicle with fitted shower with rain-head and separate hose, tiled flooring, towel warmer, double glazed window to rear, inset spot lights, extractor fan.

BEDROOM TWO 3.35m (11') x 3.33m (10'11)

A good size second bedroom with radiator, double glazed window to rear.

BATHROOM

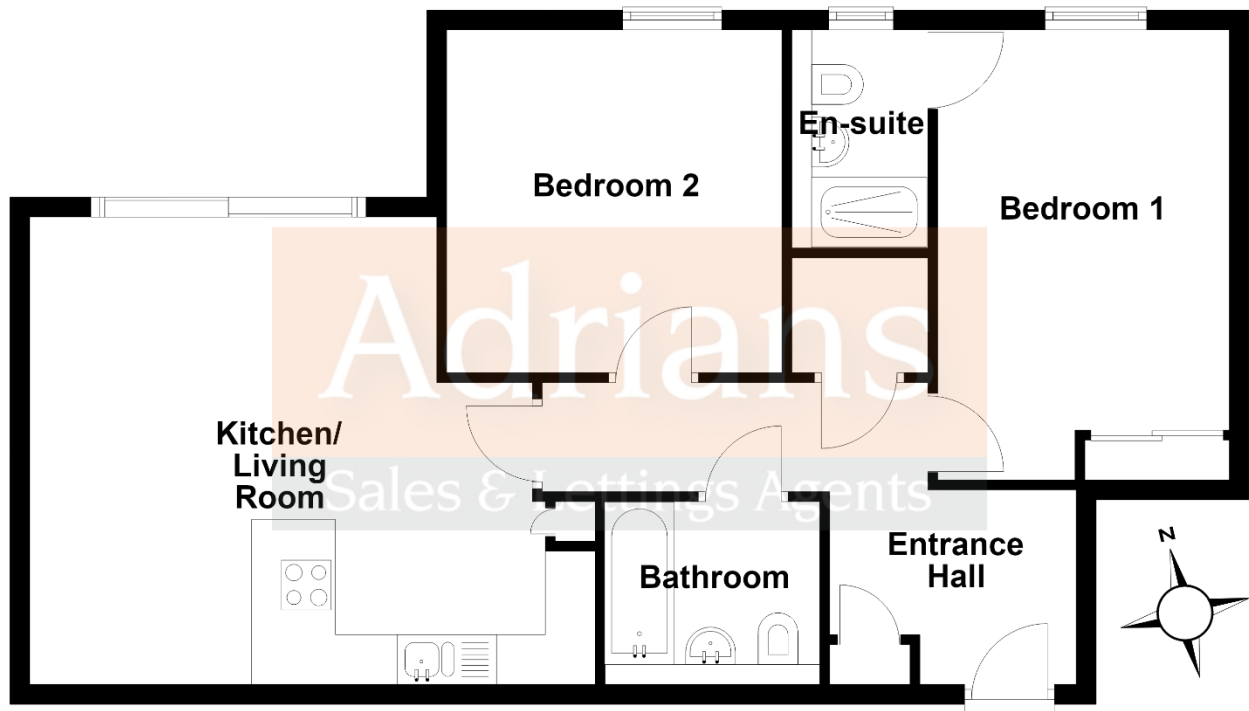
W.c with concealed cistern, wash hand basin with mixer tap, panel enclosed bath with mixer tap and fitted shower, tiled flooring, towel warmer, inset spot lights, extractor fan.

ALLOCATED PARKING

We understand from the sellers that there is an allocated parking space within the communal grounds.

First Floor

Approx. 68.3 sq. metres (735.4 sq. feet)



Total area: approx. 68.3 sq. metres (735.4 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: B
COUNCIL TAX BAND: D
Leasehold

LENGTH OF LEASE: approx. 114 years remaining
ANNUAL GROUND RENT: approx. £330
ANNUAL SERVICE CHARGE: approx. £2300

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

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk