



## 204 Wharf Road

Chelmsford, CM2 6ZR

Leasehold  
Tax Band: D

**Asking Price £325,000**



Boasting a 21' OPEN PLAN living space, PRIVATE BALCONY and TWO DOUBLE bedrooms this spacious third floor apartment, Benefiting from allocated parking with visitor spaces, ideally located just a very short walk to CITY CENTRE and Mainline Station. Convenient access to A12/A130 and all local amenities & popular schools. Ideal for first time buyers and investors!!



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### COMMUNAL ENTRANCE:

Secure phone entry system, stairs and lift to second floor apartment.

### ENTRANCE HALL:

Phone entry system, radiator, carpeted flooring.

### UTILITY / STORAGE CUPBOARD:

7'5 x 7'0 (2.26m x 2.13m)

Potential for office/dressing room etc.

### OPEN PLAN LIVING AREA:

21'4 x 18'10 max (6.50m x 5.74m max)

Double glazed windows to two side aspects, kitchen comprising a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, built-in storage cupboard housing wall-mounted boiler, radiator, French doors to balcony.

### BEDROOM ONE:

12'6 x 10'7 (3.81m x 3.23m)

Double glazed window to front aspect, radiator, carpeted flooring.

### BEDROOM TWO:

13'1 max x 11'6 max (3.99m max x 3.51m max)

Double glazed window to side aspect, radiator, carpeted flooring.

### BATHROOM:

Panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, vinyl flooring.

### PARKING:

One allocated parking space in a marked bay set within a secure gated parking area.

### LEASEHOLD INFORMATION:

Annual Service Charge - £1,344.24

Years Remaining On Lease- 121 years



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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