



Hodgson House Rainsford Road, Chelmsford CM1 2XB

welcome to

Hodgson House Rainsford Road, Chelmsford

GUIDE PRICE £250,000 – £270,000

An immaculately presented two double bedroom apartment situated in the heart of Chelmsford City Centre. This modern home benefits from a long remaining lease, parking, & is offered with no onward chain, making it an ideal purchase for first-time buyers and investors

Entrance Hall

Lounge

18' 7" x 11' 1" (5.66m x 3.38m)

Kitchen

17' 6" x 5' 7" (5.33m x 1.70m)

Master Bedroom

13' 1" x 11' (3.99m x 3.35m)

Bedroom Two

11' 2" x 10' 5" (3.40m x 3.17m)

Bathroom

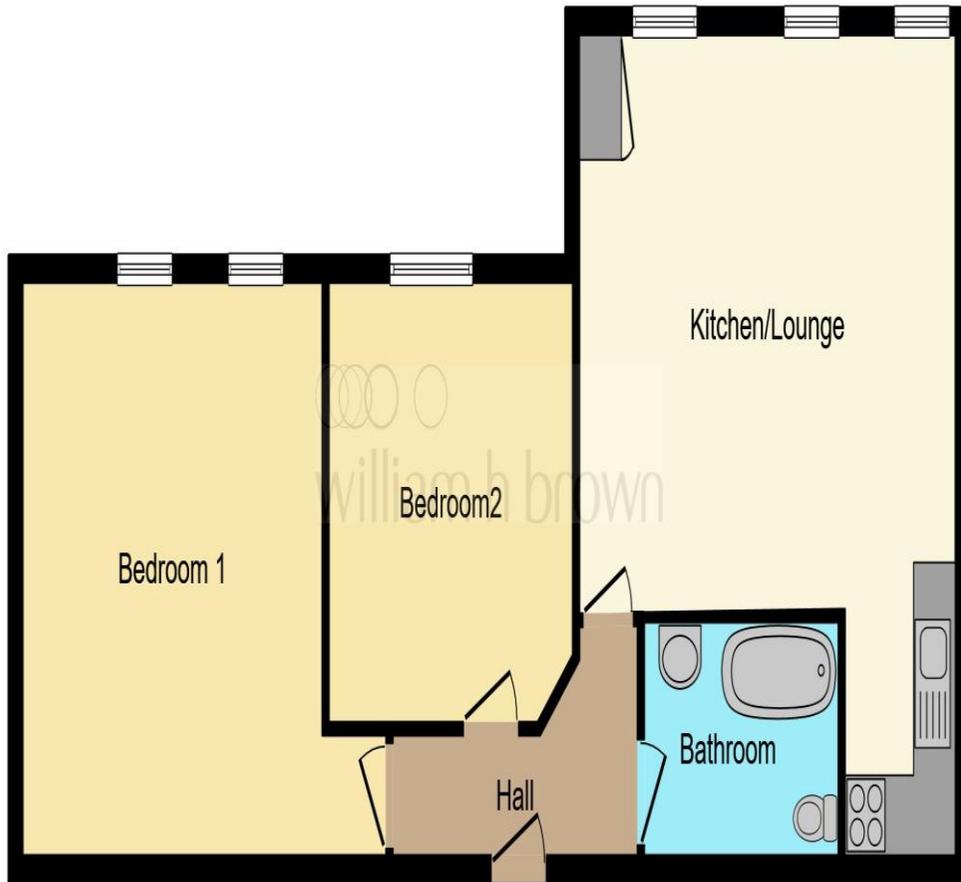
8' 5" x 8' 2" (2.57m x 2.49m)

Agents Note:

Lease: 125 years from 13 July 2019

Current Ground Rent: £300 pa

Current Service Charge: £2200 pa



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**Hodgson House Rainsford Road,
Chelmsford**

- Two Bedrooms
- City Centre
- Allocated Gated Parking
- Immaculately Presented
- No Onward Chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 2200.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Jul 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000



view this property online williamhbrown.co.uk/Property/CHE115916



Property Ref:
CHE115916 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01245 262266



Chelmsford@williamhbrown.co.uk



12 Duke Street, CHELMSFORD, Essex, CM1 1HL



williamhbrown.co.uk