

Bucklebury Heath, Chelmsford, CM3 5ZU

Price £220,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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A well-presented two bedroom ground floor apartment, offering comfortable and practical accommodation. The property benefits from two bedrooms, two good size bedrooms and a dual aspect living room, providing plenty of natural light. The apartment is held on a long lease of approximately 158 years, making it an attractive proposition for both owner occupiers and investors. EPC - TBC, Council Tax - B

Hallway
Laminate to floor, doors leading to kitchen, bathroom, Bedroom One, Bedrooms Two and Living room

Lounge
15.2 x 13.10 (4.57m.0.61m x 3.96m.3.05m)
Laminate to floor, smoothed ceilings, dual aspect windows to side and rear.

Kitchen
9.9 x 6.0 (2.74m.2.74m x 1.83m.0.00m)
PVCu double glazed window to rear elevation, also PVCu double glazed door leading out to rear garden. Eye & base level units, laminate work surfaces with inset sink unit, integrated electric oven, inset electric hob, plumbing for washing machine

Bedroom One
11.10 x 8.9 (3.35m.3.05m x 2.44m.2.74m)
Double glazed window to rear aspect, carpet to floor, fitted wardrobes, smoothed ceilings.

Bedroom Two
9.11 x 8.6 (2.74m.3.35m x 2.44m.1.83m)
Laminate to floor, Double glazed window to rear aspect, smoothed ceilings.

Bathroom
6.11 x 5.6 (1.83m.3.35m x 1.52m.1.83m)
PVCu double glazed window to side elevation, fully tiled to walls, three piece white suite comprising Panel enclosed bath, pedestal wash hand basin, low level w.c,

AGENTS NOTE

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Approximate total area(1)

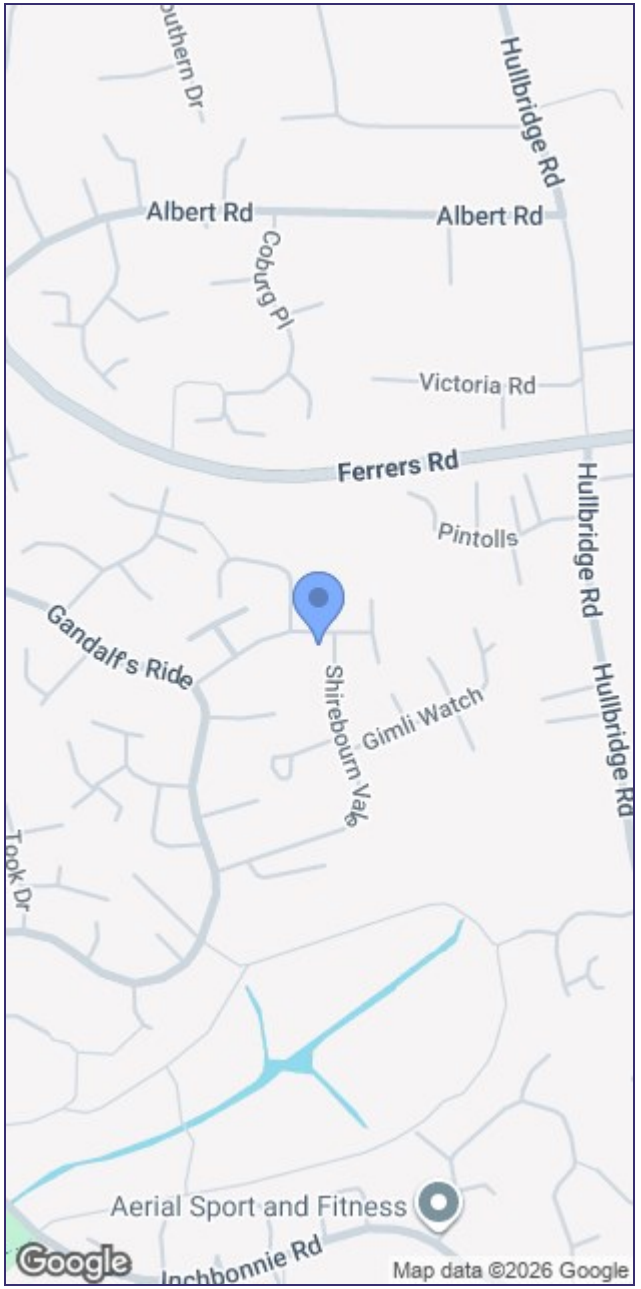
575 ft²

53.6 m²

(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.

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