

Adrians

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For Sale

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Chester Place, Chelmsford, CM1 4NQ

A delightful one bedroom purpose-built maisonette located within walking distance of Chelmsford's City centre and mainline railway station. Chester Place is a well regarded development of similarly designed properties surrounded by communal grounds and residents parking. Located on the first floor, the maisonette offers delightful views over the communal gardens via a well-appointed lounge and partially open plan kitchen. There is a good size double bedroom, bathroom with window and large storage area. The property benefits from a long lease (962 years remaining) and a comparatively low service charge. Viewing is strongly advised.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Secure entrance door to communal stairwell with just 1 other maisonette, stairs that rise to the first floor, own entrance door leading through to

ENTRANCE HALL

Storage cupboards, door to all rooms.

LOUNGE 4.62m (15'2) x 3.2m (10'6)

Two double glazed windows to rear, storage heater, archway through to

KITCHEN 2.41m (7'11) x 2.21m (7'3)

Double glazed window to front, fitted with a range of wall and base level units, roll edge worktops, inset single drainer sink unit, space for cooker, washing machine and fridge freezer, part tiling to walls.

BEDROOM 3.15m (10'4) x 2.69m (8'10)

Double glazed window to rear, space for double bed, electric heater.

BATHROOM

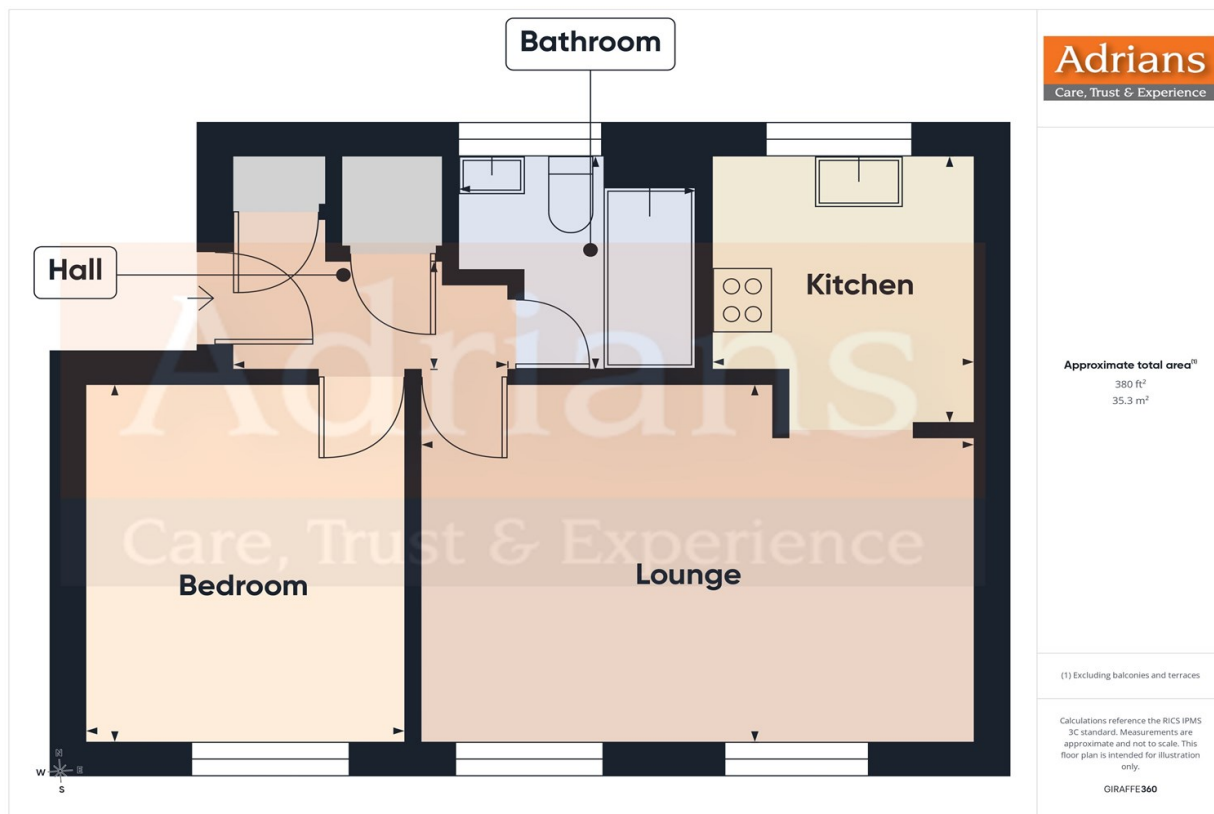
Obscure double glazed window to front, modern white suite comprising panel enclosed bath with mixer tap, Triton electric shower over and glazed screen, wash hand basin with mixer tap, close coupled w.c with full and half flush, heated towel rail, tiling to walls.

COMMUNAL GROUNDS

As mentioned previously, Chester Place is surrounded by well maintained communal gardens which are mostly laid to lawn and well planted with various flower and shrub beds to borders. There are various pathways leading to all entrance doors.

RESIDENTS PARKING

Residents and visitors parking is provided.



EPC RATING: C
COUNCIL TAX BAND: B
Freehold

LENGTH OF LEASE: approx. 962 years remaining
ANNUAL SERVICE CHARGE: approx. £978

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