

Adrians

Sales & Lettings Agents

For Sale



Birk Beck, Meon Close, Chelmsford, CM1 7QP

Two bedroom duplex first floor maisonette, recently decorated, vacant possession and including TWO GARAGES IN A NEARBY BLOCK. Popular Springfield location, close to local convenience store and coffee shop, easy access to the A12 and nearby major supermarket



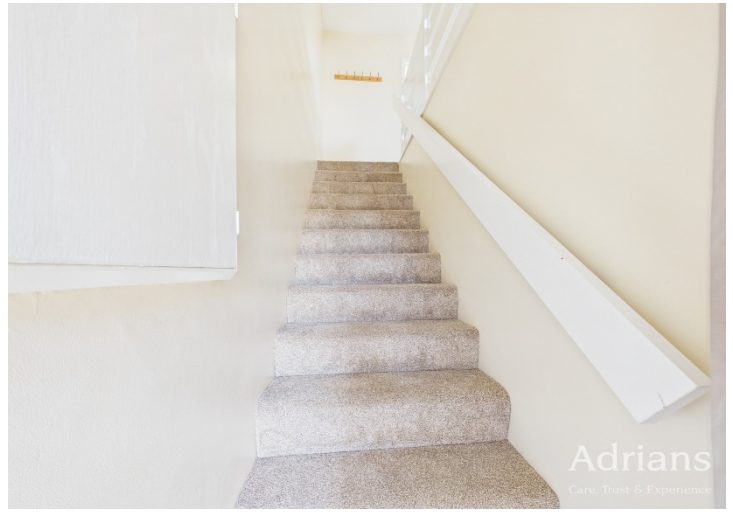
2 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



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Personal street door into

ENTRANCE HALL

Stairs rising to the first floor,

FIRST FLOOR LANDING

Window to front, radiator, large storage cupboard and stairs rising to second floor.

KITCHEN 3.51m (11'6) x 2.24m (7'4)

Window to front, range of base and eye level kitchen units complimented by roll top work surface, tiled splashbacks, washing machine, dishwasher and fridge freezer to remain, ceramic hob with built in oven and partly open to the lounge.

LOUNGE 4.29m (14'1) x 3.28m (10'9)

Picture window to rear overlooking the shared garden, further window to side and radiator.

SECOND FLOOR LANDING

Gives access to bedroom one

BEDROOM ONE 3.33m (10'11) x 3.3m (10'10)

Window to front, built in wardrobe, radiator, further cupboard housing combination gas central heating boiler.

BEDROOM TWO 3.28m (10'9) x 2.74m (9')

Window to rear and window to side, further built in wardrobe.

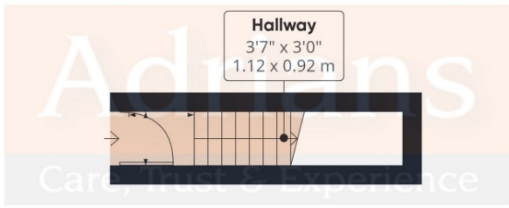
BATHROOM 2.39m (7'10) x 1.47m (4'10)

Window to rear, modern suite comprising of pedestal wash hand basin, low level w.c., bath with shower over, part tiled walls, fitted bathroom cabinet.

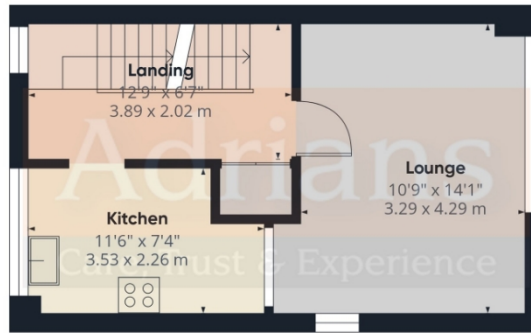
TWO GARAGES IN NEARBY BLOCK

EXTERIOR

The property has a shared communal garden and as mentioned including within the purchase is two garages next to each other in a nearby block



Floor 0



Floor 1

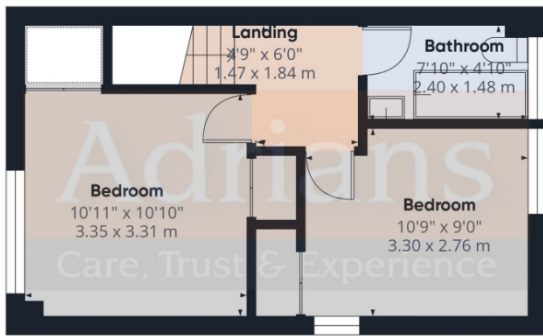
Approximate total area^m

648 ft²
60 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.

GIRAFFE360



Floor 2



EPC RATING: C
COUNCIL TAX BAND: B
LEASEHOLD

LENGTH OF LEASE REMAINING: approx. currently 86 years remaining
GROUND RENT & SERVICE CHARGE: approx. currently £140
ANNUAL BUILDINGS INSURANCE: approx. currently £650

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

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