



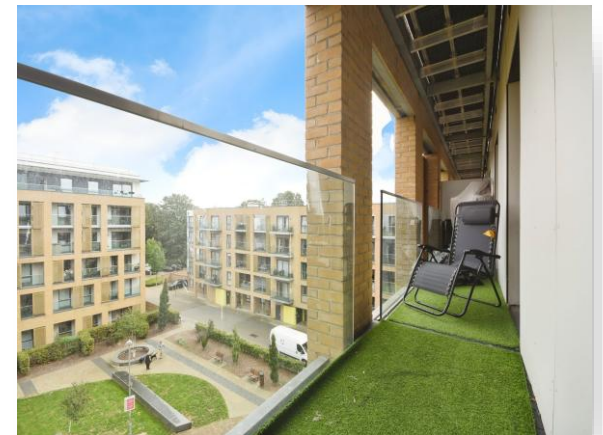
Watson Heights, Chelmsford CM1 1AP

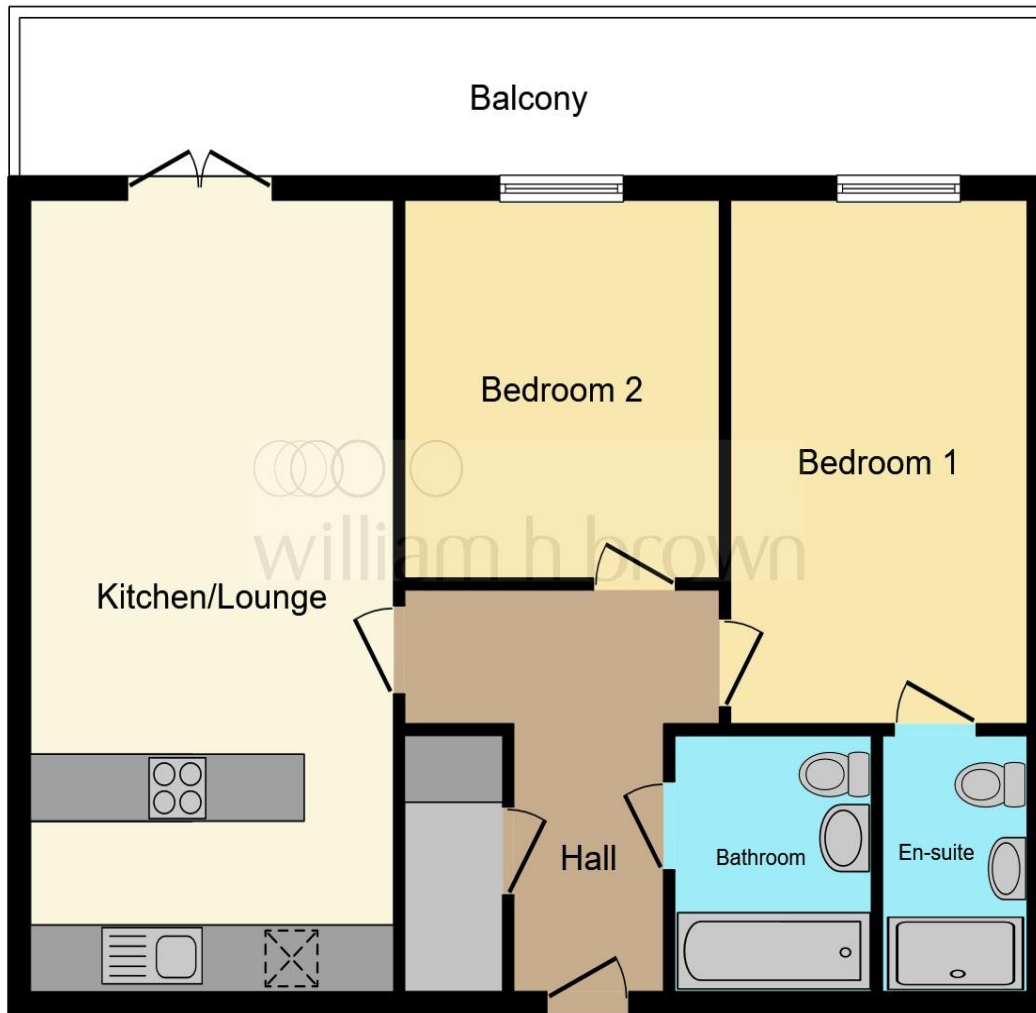
welcome to

Watson Heights, Chelmsford

GUIDE PRICE £290,000-£300,000

Being sold in is this immaculate two bedroom fourth floor apartment. Being offered with NO ONWARD CHAIN & benefiting from en-suite to the master bedroom. Open plan living / large balcony / dining / kitchen area. Allocated parking, on site gym & concierge.





Entrance Hall

Utility Room

Lounge / Kitchen / Diner

23' 8" x 11' 6" (7.21m x 3.51m)

Full Length Balcony

32' x 3' 6" (9.75m x 1.07m)

Bedroom One

16' 2" x 8' 10" (4.93m x 2.69m)

En Suite

7' 6" x 4' 7" (2.29m x 1.40m)

Bedroom Two

12' 5" x 10' 10" (3.78m x 3.30m)

Bathroom

7' 2" x 6' 4" (2.18m x 1.93m)

Allocated Parking

Agents Note:

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.

welcome to

Watson Heights, Chelmsford

- GUIDE PRICE £290,000-£300,000
- En Suite to master bedroom
- Allocated covered parking
- Fourth Floor
- Short walk to train station

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2100.00

Ground Rent: 330.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CHE115959



Property Ref:
CHE115959 - 0012

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.

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