



**Watson Heights, Chelmsford CM1 1AG**

**welcome to**

## **Watson Heights, Chelmsford**

GUIDE PRICE £290,000-£300,000

Situated in the stunning Marconi development is this amazing two bedroom ground floor flat. Being offered with NO ONWARD CHAIN and benefitting from open plan living, allocated parking and en-suite to the master bedroom.

### **Entrance Hall**

### **Kitchen / Lounge**

22' 7" x 10' 9" ( 6.88m x 3.28m )

### **Bathroom**

7' 2" x 6' 7" ( 2.18m x 2.01m )

### **Bedroom One**

11' 5" x 10' 11" ( 3.48m x 3.33m )

### **En Suite**

7' 2" x 4' 3" ( 2.18m x 1.30m )

### **Bedroom Two**

11' 7" x 7' 7" ( 3.53m x 2.31m )

### **Exterior**

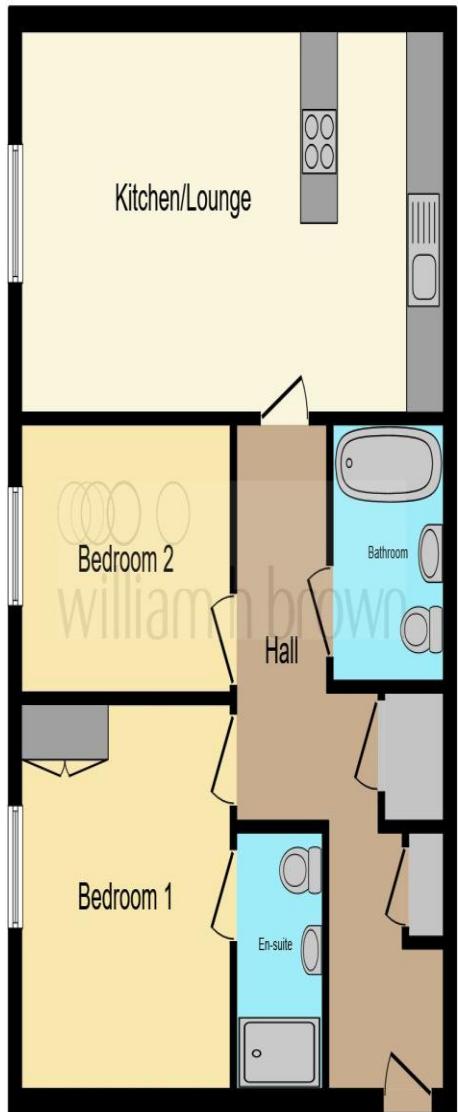
### **Allocated Parking**

### **Agents Note:**

Lease: 125 years from 1 May 2014

Current Ground Rent: £330 pa

Current Service Charge: £2250 pa



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**Watson Heights,  
Chelmsford**

- Two bedrooms
- Ground floor
- Allocated parking
- Private entrance door
- No onward chain

Tenure: Leasehold EPC Rating: B  
Council Tax Band: D Service Charge: 2250.00

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.

offers in excess of  
**£290,000**



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Property Ref:  
CHE115889 - 0010

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 william h brown



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