



**Lesley Court, Rainsford Road, Chelmsford CM1 2WS**



**welcome to**

## **Lesley Court Rainsford Road, Chelmsford**

Guide price £260,000 - £270,000 William H Brown are pleased to offer this beautifully presented top-floor two-bedroom apartment situated in the highly sought-after Lesley Court on Rainsford Road. Perfectly positioned in Chelmsford's vibrant city centre,

### **Entrance Hall**

### **Bathroom**

9' 4" x 5' 7" ( 2.84m x 1.70m )

### **Bedroom One**

17' 9" x 11' 2" ( 5.41m x 3.40m )

### **En Suite**

7' 10" x 5' 7" ( 2.39m x 1.70m )

### **Bedroom Two**

17' 10" x 8' 10" ( 5.44m x 2.69m )

### **Kitchen / Lounge / Diner**

19' 8" x 18' 6" ( 5.99m x 5.64m )

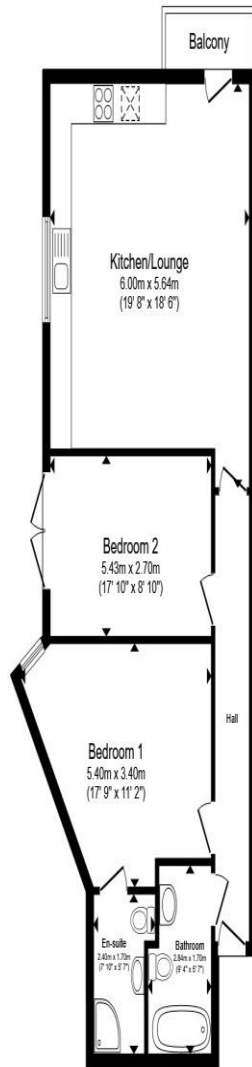
### **Allocated Parking**

### **Agents Note:**

Lease: 125 years from 1 January 2009

Current Ground Rent; £467 pa

Current Service Charge: £2800 pa



Total floor area 76.4 m<sup>2</sup> (822 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Lesley Court Rainsford Road, Chelmsford

- Top-floor two-bedroom apartment in Chelmsford city centre
- Master bedroom with en-suite
- South-facing balcony with elevated views over Chelmsford
- Bright open-plan living area with wood flooring
- Allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2800.00

Ground Rent: 467.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£260,000**



**view this property online** [williamhbrown.co.uk/Property/CHE116123](http://williamhbrown.co.uk/Property/CHE116123)



Property Ref:  
CHE116123 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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