



## Meadgate Avenue, Chelmsford

Guide Price £190,000



- Immaculately presented two bedroom flat found within close distance to Chelmsford City Centre
- Lovely size lounge, dining room, modern kitchen, two bedrooms and family bathroom
- Close to local amenities, schools and road links
- Ideal first time purchase or investment opportunity
- Close proximity to A12 road links
- Separate garage



**GUIDE PRICE: £180,000 - £200,000**

Nestled on Meadgate Avenue in the vibrant city of Chelmsford, this immaculately presented two-bedroom flat offers a perfect blend of comfort and convenience. Just a short distance from the bustling city centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making it an ideal location for both relaxation and entertainment.

Upon entering the flat, you are greeted by a lovely-sized lounge that provides a warm and inviting space for both relaxation and social gatherings. The modern kitchen is well-equipped, making it a delightful area for culinary enthusiasts to prepare meals. The property boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The family bathroom is tastefully designed, ensuring a comfortable experience for all.

The vendor has made us aware the property also has a separate garage.

This flat is not only perfect for first-time buyers looking to step onto the property ladder but also presents an excellent investment opportunity for those seeking to expand their portfolio. With its proximity to local schools and excellent road links, this property is sure to appeal to a wide range of potential buyers.

In summary, this charming flat on Meadgate Avenue is a wonderful opportunity to enjoy modern living in a prime location. Whether you are looking to make it your first home or seeking a sound investment, this property is well worth a visit.

Enter the building via secure intercom entry.

Dining Room 12'4 x 8'5 double glazed window. Wooden style flooring.

Open plan kitchen 12'4 X 6'5 offers wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances. Electric hob and oven to remain. Storage cupboard.

Lounge 14'7 X 12'4 double glazed window. Feature fireplace. Wooden style flooring.

Bedroom one 14'1 x 8'5 double glazed window. Wooden style flooring. Storage cupboard.

Bedroom two 8'2 x 7'8 double glazed window. Wooden style flooring.

Bathroom comprises white panel bath fitted with shower. Vanity wash hand basin and WC. Tiled flooring. Tiling to walls. Heated towel rail. Obscure double glazed window.



**THE SMALL PRINT:**

Length of Lease: 90 years remaining approximately  
Annual Ground Rent: £10.00  
Service Charge: £250.00 paid quarterly  
Freeholder: tbc  
Council Tax Band: A  
Local Authority: Chelmsford

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Floor Plan**



