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## Haig Court, Chelmsford

Haig Court is a development of apartments situated within just a short distance of Chelmsford City Centre, on the outskirts of Old Moulsham. This particular apartment sits on the first floor and offers a pleasant view over communal central lawns but also to the rear is the local bowls club. There is parking for residents and visitors alike. Internally and throughout, the property feels well appointed by way of a good size living space, full size kitchen, two double bedrooms, an L-shaped inner hallway and bathroom with modern three piece suite. VIEWING IS RECOMMENDED.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Communal entrance door with stairs rising to all floors. Entrance door to

## **'L' SHAPED ENTRANCE HALL**

### **LOUNGE 4.7m (15'5) x 3.99m (13'1)**

Coving to ceiling, large window overlooking communal lawns, electric heater, door to kitchen.

### **KITCHEN 3.2m (10'6) x 2.26m (7'5)**

The kitchen offers a large double glazed window overlooking communal lawns, fitted with a comprehensive range of white gloss wall and base level units with square edged worktops, inset single drainer sink unit with mixer tap, four ring electric hob with oven below and hood over, integrated fridge freezer, integrated washing machine, part tiled walls.

### **BEDROOM ONE 3.86m (12'8) x 2.69m (8'10)**

Coved ceiling, double glazed window to rear, mirror fronted wardrobes, electric heater.

### **BEDROOM TWO 2.92m (9'7) x 2.31m (7'7)**

Coved ceiling, double glazed window to rear, electric heater.

## **BATHROOM**

Modern white suite comprising panel enclosed bath with mixer tap, shower over and glazed folding screen, modern w.c. with full and half flush, concealed cistern, wash hand basin with mixer tap and drawers below and mirror over, tiling to walls and floor, heated chrome towel rail.

## **EXTERIOR**

As mentioned previously there is ample parking for residents and visitors alike, whilst the grounds themselves offer a large central green space. In addition, this particular apartment has a brick built storage shed positioned just a few yards from the main entrance.



**EPC RATING: D**  
**COUNCIL TAX BAND: B**  
**POSTCODE: CM2 0BJ**  
**Leasehold**  
**LENGTH OF LEASE: approx. years 92 remaining**  
**ANNUAL GROUND RENT & SERVICE CHARGE: approx. £1560**

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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