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Leonard gray

ESTATE AGENTS

Broomfield Road, Chelmsford, CM1 1SJ £218,000

*** NO ONWARD CHAIN *** Leonard Gray are pleased to present this TWO DOUBLE BEDROOM, mid floor apartment, located WITHIN THE CITY CENTRE and JUST A SHORT WALK TO STATION (0.2 miles). Also boasting a large living room with TWO PRIVATE BALCONIES, gas central heating, a modern bathroom, and GATED PARKING with ALLOCATED PARKING SPACE.

01245 266765

LOCALITY INFORMATION

The property is located extremely close to the city centre and just a few minutes walk to the mainline railway station with fast services to London Liverpool Street. Chelmsford City enjoys numerous restaurants, bars, cinemas and a wide variety of retail outlets, including John Lewis located in the recently constructed Bond Street quarter. This property is also located within very close proximity to King Edwards Grammar School and the Girls County High School.
Council Tax Band: C

LEASEHOLD INFORMATION

We have been advised that the lease has 141 years remaining, with an annual Ground Rent payable of £250 and a Maintenance Charge of £215pcm to include Water Rates.

ACCOMMODATION COMMENCES

The property is accessed through the communal entrance hall, with stairs rising to first floor and doors leading to an open courtyard, a further stairway provides access to the upper floors.

ENTRANCE HALL

Personal part double glazed front door into inviting 18' hallway with videophone entry system, radiator, doors to living area, bedrooms, bathroom and cupboard housing hot water tank.

LIVING ROOM 16'07" x 16'01" (maximum) (5.05 x 4.90 (maximum))

A large, bright room with two sets of double glazed french doors providing access to the two balconies, ample room for sofas and wide door recess with space for dining table, TV point, two radiators, open aspect to Kitchen.

REVERSE ANGLE

FURTHER VIEW

KITCHEN

Fitted with a complementary range of base and eye level units, with inset sink and drainer unit, integrated oven and gas hob with extractor over, space for freestanding fridge-freezer, space and plumbing for washer dryer, inset wine rack, concealed wall mounted gas boiler, spotlights, tile effect flooring.

BEDROOM ONE 12'11" (narrowing to 9'11") x 9'04" (maximum) (3.94 (narrowing to 3.02) x 2.84 (maximum))

Double glazed window to front, wardrobe recess, radiator, TV point.

ALTERNATIVE ANGLE

BEDROOM TWO 12'09" (into wardrobe recess) x 8'09" max (3.89 (into wardrobe recess) x 2.67 max)

Currently used as a second living space, this would easily make for a cosy double bedroom room or large home office, with double glazed window overlooking one of the two private balconies, space for wardrobes/units in door recess, radiator.

BATHROOM 7'01" x 16'5";26'3" (2.16 x 5;08)

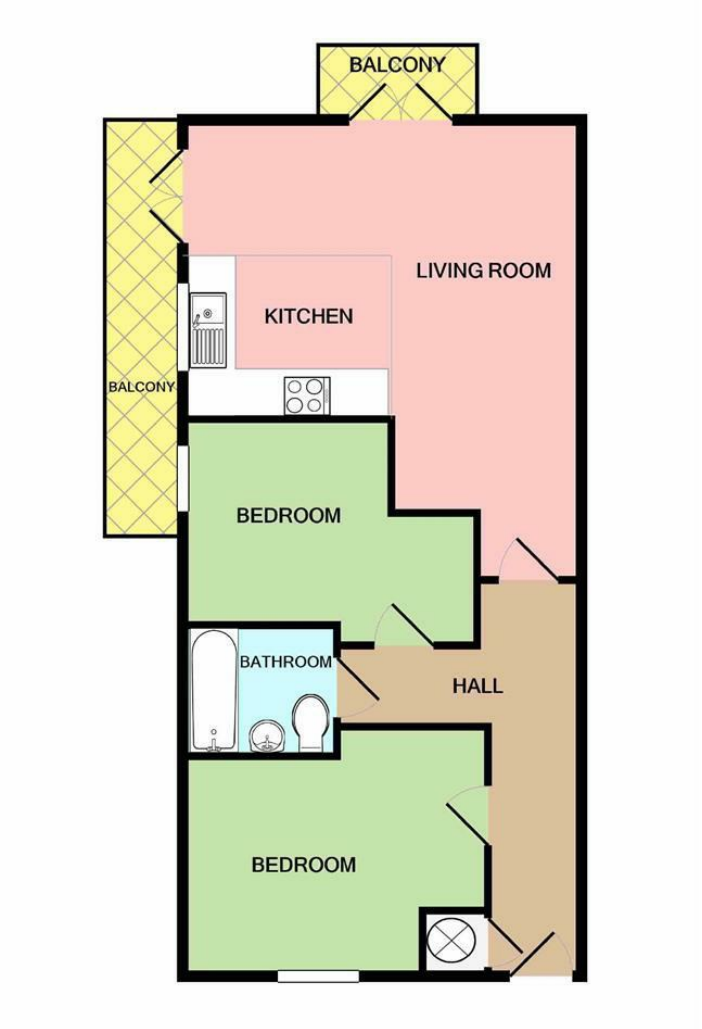
Fitted with a modern white three piece suite consisting of a panel bath with wall mounted Mira shower unit and glass screen, low level WC and pedestal wash basin, half tiled walls, ladder style heated towel rail, wall mounted mirror, shaver point, spotlights, extractor.

PARKING

There is gated covered parking to the ground floor with fob operated access, there is one allocated parking space and communal cycle storage.

DIRECTIONS

From Chelmsford Mainline Station, walk along Duke Street towards the Bus Station/City Council building, at the crossroads turn right into Broomfield Road (S) and head toward The Ship public house, continue straight, then bear left as the road comes to an end.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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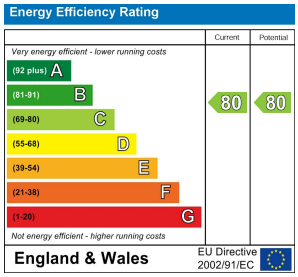

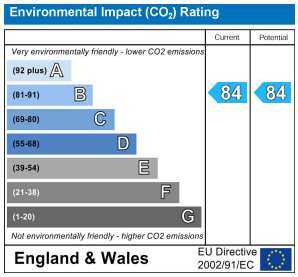

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