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ESTATE AGENTS

204 Durrant Court, Chelmsford, CM1 1UE £164,000

A second floor ONE BEDROOM APARTMENT situated within minutes to the city centre and mainline railway station to London Liverpool Street. SECURITY ENTRANCE TO AN IMPRESSIVE COMMUNAL HALL AREA, LIFT OR STAIRS TO SECOND FLOOR, ENTRANCE HALL, LOUNGE/DINER, KITCHEN, DOUBLE BEDROOM AND BATHROOM WITH WHITE SUITE. There is electric heating, secondary double glazing, one allocated parking space and visitors' permit parking available.

01245 266765

LOCALITY INFORMATION

The property is located extremely close to the city centre and the mainline railway station, with fast services to London Liverpool Street. The city centre enjoys a number of restaurants, bars, cinemas, various gyms, Riverside leisure centre and a wide variety of retail outlets, including a John Lewis department store, located in the recently constructed Bond Street quarter.

LEASEHOLD INFORMATION

125 year lease from 25th December 1997, therefore, 98 years approximately remaining. The owner owns a share of the freehold and there is no ground rent payable. The maintenance and service charge including buildings insurance is £422.40 per quarter. This includes water rates and lift maintenance.

MAIN SECURITY ENTRANCE

Security door to impressive communal hall area.

COMMUNAL HALL AREA

Lift or stairs to second floor.

ENTRANCE HALL

Laminate flooring, night storage heater, airing cupboard, doors to all rooms.

LOUNGE/DINER 13'6" x 11'11" (4.12 x 3.65)

Two secondary double glazed windows, laminate flooring, night storage heater.

FURTHER VIEW

ADDITIONAL VIEW

KITCHEN 9'9" x 5'10" (2.98 x 1.79)

Single drainer and stainless steel sink, range of worktop space with drawers and cupboards below, eye level cabinets, electric oven/grill, concealed extractor hood above, space for fridge and washing machine.

DOUBLE BEDROOM 9'7" x 9'4" (2.94 x 2.87)

Secondary double glazed window, laminate flooring, wall mounted electric heater.

BATHROOM

White suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin, half tiled walls, wall mounted electric heater and extractor fan.

OUTSIDE

There is a bike store available, one allocated parking space and visitors' permit parking available.

Second Floor

APPROX INTERNAL FLOOR AREA
39 SQ M (420 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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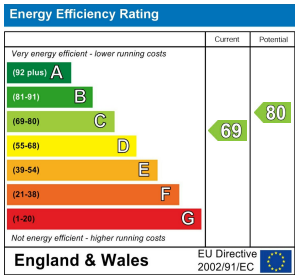

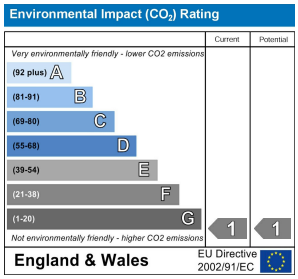

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Leonard gray ESTATE AGENTS
72-74 Duke Street, Chelmsford, Essex, CM1 1JY
T 01245 266765
E estateagents@leonardgray.co.uk
leonardgray.co.uk