



41 MONTFORT DRIVE, CHELMSFORD CM2

OFFERS IN EXCESS OF £260,000

2 Bedrooms | 2 Bathrooms | 1 Reception

**** CALLING ALL FIRST TIME BUYERS **** Presented in SHOW HOME condition, this EXECUTIVE TOP FLOOR APARTMENT provides an excellent retreat after a long day in the City, with great views across adjoining greensward. With TWO bedrooms, including an EN-SUITE to the principal bedroom, together with TWO PARKING SPACES, this is an excellent opportunity to take your first step on to the property ladder within this desirable area of Chelmsford. Available for immediate viewing, contact us today to arrange your very own inspection in order to appreciate everything that Montfort Drive has to offer.



ACCOMMODATION

Entrance Hall

Airing cupboard, loft access, Doors to;

Open Plan Living Area 17’10” x 14’11” (5.46 x 4.55)

Laminate flooring, kitchen area comprising of wall and base level units with integrated base level fridge and freezer, oven, four ring gas hob with extractor over, integrated washing machine, one and a half sink with drainer and mixer tap. Living area with vaulted ceiling, array of windows to front aspect, Juliet balcony, radiator, TV point

Bedroom One 12’0” x 8’9” (3.68 x 2.67)

Carpet flooring, radiator, double glazed window, fitted wardrobe

En-Suite

Shower enclosure, WC, sink, radiator

Bedroom Two 10’6” x 7’6” (3.21 x 2.29)

Carpet flooring, radiator, double glazed window,

Bathroom

Bath with mixer tap, WC, pedestal hand wash basin, radiator

NOTES

The property is available LEASEHOLD.

Service charge is advised £1,215/ annum

Ground rent £350/ annum

The Lease is 112 years starting in 2010.

Note: Branocs Estates have not had sight of the lease itself, and so the above should be verified by any intending purchasers conveyancer prior to purchase.

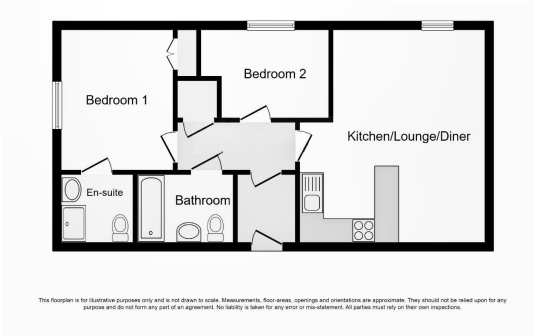
Parking

We are advised that the property comes with 2x allocated parking space, one of which is within a covered car port, and the other within the adjoining communal parking area. The development itself also provides for bike storage.

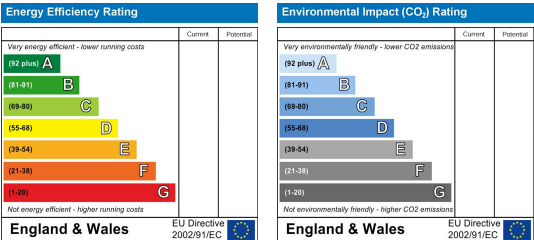
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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