



## Godfreys Mews

Chelmsford, CM2 0XE

**Guide Price £147,000**



Boasting a **REFITTED KITCHEN & SHOWER ROOM** and within a very short walk to the City Centre is this **IMMACULATELY PRESENTED** first floor retirement apartment, overlooking beautiful well kept communal gardens. Being sold with **NO ONWARD CHAIN** and further offering a spacious lounge diner overlooking the communal gardens, impressive-sized **DOUBLE BEDROOM** and **RESIDENTS PRIVATE PARKING!** Option be sold fully furnished, call to view today!



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## Communal Entrance:-

Secure video entry system, access to communal lounge, laundry services, gardens, stairs/elevator to first floor.

## First Floor:-

Entrance door to flat.

## Entrance Hall:

Doors to lounge diner, bedroom, shower room, cupboard housing washing machine, storage heater.

## Lounge Diner:

Double glazed window to rear overlooking communal gardens, storage heater, feature fireplace, entrance to kitchen.

## Kitchen:

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated fridge freezer, oven, microwave, dishwasher, induction hob with extractor over and glass splashback, part tiled walls. Washing machine housed in cupboard in hallway.

## Bedroom:

Double glazed window to rear, fitted wardrobes, storage heaters.

## Shower Room:

Fully tiled shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls.

## Exterior:-

Well maintained communal gardens, residents private parking.

## Leasehold Information:

Years remaining on the lease: Approx 67.

Service Charge & Ground Rent: Approx £2800 per annum.

## Communal Facilities:

Hairdressers, communal lounge, laundry services, 24 hour helpline service and safety pull cord system.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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