



## Purbeck Court

Chelmsford, CM2 8YX

**Guide Price £189,995**

Freehold  
Tax Band: A



Being sold with NO ONWARD CHAIN is this TOP FLOOR apartment with GAS CENTRAL HEATING, boasting TWO GOOD SIZED BEDROOM, entrance hall, SPACIOUS LOUNGE, fitted kitchen and bathroom, VERY REASONABLE SERVICE CHARGES... ideal for first-time buyers or buy to let investors! Communal parking and gardens with STORAGE SHED.



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## Communal Entrance:

Secure telephone entry system, stairs to second floor, entrance door to flat.

## Entrance Hall:

Doors to lounge, bedroom one, bedroom two, family bathroom, utility cupboard, airing cupboard, wardrobe, radiator, wood effect flooring.

## Lounge:

15'4" x 10'5" (4.67m x 3.18m)

Double glazed window to front, door to kitchen, radiator, wood effect flooring.

## Kitchen:

10'5" x 9' (3.18m x 2.74m)

Double glazed window to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, space for fridge freezer, cooker, dishwasher, washing machine, part tiled walls, cupboard/pantry, part tiled walls, wood effect flooring.

## Bedroom One:

13'6" x 10'8" (4.11m x 3.25m)

Double glazed window to front, fitted wardrobes, radiator.

## Bedroom Two:

11'8" x 6' (3.56m x 1.83m)

Double glazed window to front, radiator.

## Family Bathroom:

7'5" x 6'6" (2.26m x 1.98m)

Obscure double glazed window to rear, panel bath with shower mixer tap, vanity hand wash basin, low level W/C, radiator, tiled walls and flooring.

## Utility Cupboard:

6'5" x 5'3" (1.96m x 1.60m)

Plumbing for washing machine.

## Exterior:

Communal car parks available and gardens to rear.

## Leasehold Information:

Years Remaining: Approx 92 Years Remaining.

Service Charge: £1022.16 Per Annum

Ground Rent: £10 Per Annum.

## Agent Notes:

Council Tax Band: A



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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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