



## Lynmouth Avenue

Chelmsford, CM2 0FR

Leasehold  
Tax Band: C

**30% Shared ownership £66,000**  1  1  1  C

CITY CENTRE LOCATION and offered for sale is this IMMACULATE first floor apartment. Sold with a 30% share of ownership and boasting an IMPRESSIVE 23' OPEN PLAN LIVING AREA opening onto the BALCONY, a modern bathroom, 15' DOUBLE BEDROOM, allocated parking space in a gated secure car park, all within a SHORT WALK to Chelmsford train station. Offering an ideal opportunity for a FIRST TIME BUYER to jump on the property ladder!



## Communal Entrance:

Secure video entry system to communal entrance, stairs/lift to first floor, entrance door to flat.

## Entrance Hall:

Doors to open plan living area, bedroom, bathroom, cupboard, radiator, wood effect flooring.

## Open Plan Living Area:

23'10" x 10'11" (7.26m x 3.33m)

Double glazed door and window to rear balcony, radiator, wood effect flooring, open plan to:-

## Kitchen:

Range of wall and base units, rolled edge work surfaces with sink inset, space for over with extractor over, washing machine, fridge freezer.

## Bedroom:

15'9" x 10'3" (4.80m x 3.12m)

Double glazed window to rear, radiator.

## Bathroom:

7'2" x 6'6" (2.18m x 1.98m)

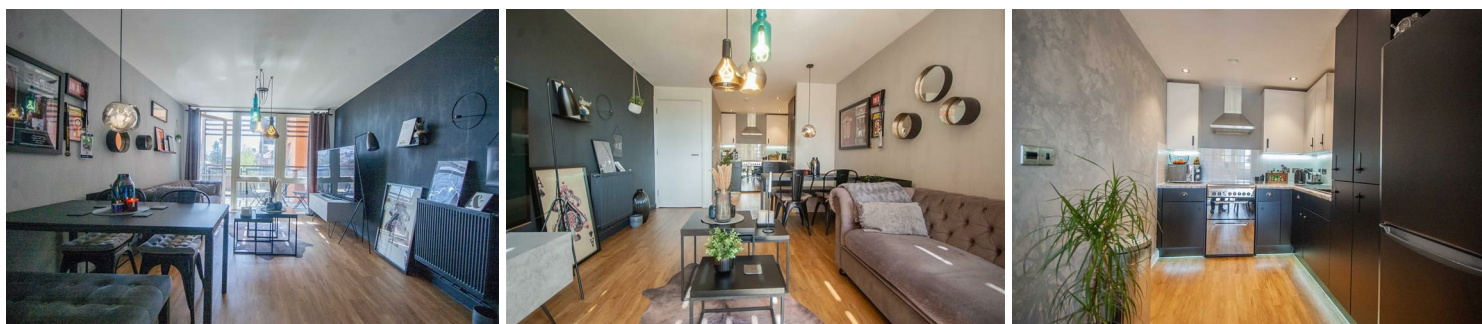
Panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, radiator, part tiled walls, wood effect flooring.

## Agent Notes:

Council Tax Band: C

Lease Length Remaining: TBC

Service Charge, Rent & Ground Rent: £532 PCM.



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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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