



## Godfreys Mews

Chelmsford, CM2 0XE

**Offers In Excess Of £149,995**



A SUPERBLY PRESENTED retirement apartment within a stone's throw of the City Centre that boasts a RECENTLY REFITTED STYLISH KITCHEN & SHOWER ROOM. This beautiful apartment overlooks the very well kept communal gardens and further offers an entrance hall with entry phone system, SPACIOUS LOUNGE, double bedroom and benefits from fantastic communal facilities for all residents to enjoy, plus RESIDENTS PRIVATE PARKING and the option to be sold fully furnished with modern furniture. Viewings truly are a must to appreciate the finish!



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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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