



Godfreys Mews

Chelmsford, CM2 0XE

Leasehold
Tax Band: B

£130,000



Offered for sale is this **GROUND FLOOR** retirement apartment for the over 60's within a stone's throw of the City Centre that boasts a **SPACIOUS LOUNGE**, double bedroom and benefits from fantastic communal facilities for all residents to enjoy, plus **RESIDENTS PRIVATE PARKING** and further offers an entrance hall with entry phone system,



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Ground Floor:

Communal Entrance:

Secure video entry system, access to communal lounge, laundry services, gardens, entrance door to flat.

Entrance Hall:

Doors to lounge, bedroom, shower room, airing cupboard, storage heater.

Lounge:

17'11" x 10'2" (5.46m x 3.10m)

Double glazed sliding door to front, door to kitchen, feature fireplace, storage heater.

Kitchen:

7'8" x 7'7" (2.34m x 2.31m)

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated hob with extractor over, oven, space for washing machine, fridge freezer, part tiled walls, tiled flooring.

Bedroom One:

14'3" x 9'4" (4.34m x 2.84m)

Double glazed window to front, fitted wardrobes, storage heater.

Shower Room:

7'7" x 5'10" (2.31m x 1.78m)

Fully tiled double walk in shower cubicle, low level W/C, pedestal hand wash basin, towel radiator, tiled walls.

Leasehold Information:

Years Remaining: 64 Approx.

Service Charge: £1200 Bi-Annually

Ground Rent: £147 Bi-Annually

Agent Notes:

Council Tax Band: B



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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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