



## Victoria Court, New Street

Chelmsford, CM1 1GL

**£259,950**



Boasting a SPACIOUS LOUNGE with BALCONY and TWO DOUBLE BEDROOMS with an EN SUITE to the master is this well presented second floor apartment - ideally located in CHELMSFORD CITY CENTRE... a stone's throw away from the mainline train station. Also offering a LONG LEASE and private parking!



# Victoria Court, New Street, Chelmsford, CM1 1GL

## Ground Floor:-

Secure telephone entry system, stairs to second floor.

## Second Floor:-

Door to flat.

## Entrance Hall

Two double glazed windows to rear, doors to lounge diner, bedroom one, bedroom two, bathroom, airing cupboard housing boiler, cupboard, wood effect flooring.

\*\*Property has underfloor heating throughout\*\*

## Lounge Diner

16'4" > 13'6" x 15'3" (4.98m > 4.11m x 4.65m)

Double glazed window to rear, double glazed french doors to balcony, entrance to kitchen, wood effect flooring.

## Balcony

Tiled flooring.

## Kitchen

9'6" x 7'7" (2.90m x 2.31m )

Double glazed window to front, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated fridge freezer, low level oven, gas hob with extractor over, dishwasher, washing machine, part tiled walls, tiled flooring.

## Bedroom One

16'9" > 9'11" x 10'6" (5.11m > 3.02m x 3.20m)

Double glazed window to rear, door to en-suite, fitted wardrobes.

## En-Suite

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

## Bedroom Two

15'2" > 8'3" x 8'5" (4.62m > 2.51m x 2.57m)

Double glazed window to rear, fitted wardrobes.

## Bathroom

Panel bath with shower mixer tap, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

## Exterior:-

Large storage cupboard/lock up space on the ground floor, allocated parking for 1 car.

## Leasehold Information:-

Lease length 138 Years Approx remaining.

Service Charge: £1689.30pa

Ground Rent: £254.00pa



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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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