



## Dunn Side

City Centre, Chelmsford, CM1 1BY

**£71,250**



Within a stone's throw to Chelmsford's high street and mainline train station and being sold with NO ONWARD CHAIN is this immaculately presented GROUND FLOOR apartment that boasts an IMPRESSIVE 25' OPEN PLAN LIVING AREA with a modern kitchen and TWO GOOD-SIZED DOUBLE BEDROOMS, plus the modern bathroom, ALLOCATED PARKING, and a long lease!



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### Ground Floor:-

Secure entry video system into communal entrance.

### Entrance Hall:

Entrance door to side, doors to living area, bedroom one, bedroom two, bathroom, cupboard, radiator.

### Open Plan Living Area:

25'9" x 12'8" (7.85m x 3.86m)

An impressive sized, light & spacious room that offers lounge/diner area and adjoining kitchen. With Double glazed window to front, radiator, open plan to modern kitchen:-

### Kitchen:

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated fridge freezer, low level oven, gas hob with stainless steel splashback with extractor, space for washing machine, boiler to wall.

### Bedroom One:

12'8" x 11'1" (3.86m x 3.38m)

Double glazed window to front, radiator.

### Bedroom Two:

12'1" x 9'9" (3.68m x 2.97m)

Double glazed window to front, radiator.

### Bathroom:

7'2" x 6'3" (2.18m x 1.91m)

Panel bath with shower over, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls.

### Exterior:

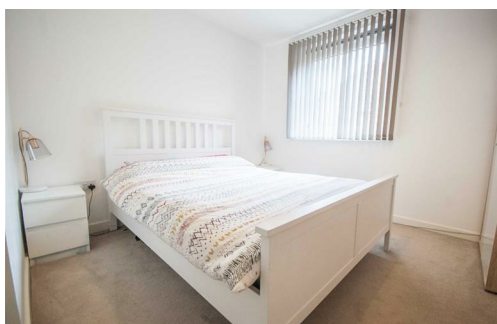
### Leasehold Information:

Years remaning on the lease: 121 approximately

Rent, service charge & ground rent: £600 PCM

### Parking:

Allocated parking space.



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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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