



## Wharf Road

Chelmsford, CM2 6ZQ

**Asking Price £325,000**

Leasehold  
Tax Band: D



Boasting a 21' OPEN PLAN living space, PRIVATE BALCONY and TWO DOUBLE bedrooms this spacious second floor apartment. Benefiting from allocated parking with visitor spaces, ideally located just a very short walk to CITY CENTRE and Mainline Station. Convenient access to A12/A130 and all local amenities & popular schools. Ideal for first time buyers and investors!!



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## COMMUNAL ENTRANCE:

Secure Buzzer entry system, stairs and lift to second floor apartment.

## ENTRANCE HALL:

Doors to bedroom one, bedroom two, bathroom, open plan living area, utility/storage cupboard, radiator.

## BEDROOM ONE:

12'06" x 10'07" (3.81m x 3.23m)

Double glazed picture window to front, radiator.

## BEDROOM TWO:

11'09" x 11'06" (3.58m x 3.51m)

Double glazed picture window to side, radiator.

## BATHROOM:

6'11" x 6'09" (2.11m x 2.06m)

Bath with shower over, pedestal hand basin, low level W/C, extractor fan, chrome heated towel rail, vinyl flooring.

## UTILITY/ STORAGE CUPBOARD:

7'00" x 7'09" (2.13m x 2.36m)

Walk in cupboard with power points.

## OPEN PLAN LIVING AREA:

21'04" x 13'01" (6.50m x 3.99m)

## KITCHEN AREA:

10'06" x 8'06" (3.20m x 2.59m)

Dual aspect double glazed door onto balcony and x2 windows, roll edge work surfaces with stainless drainer sink inset, gas hob with extractor over, integrated Electrolux oven, washine machine, dishwasher, fridge freezer, matching wall and base units, wood effect flooring.

## LOUNGE DINER:

13'07" x 12'06" (4.14m x 3.81m )

Dual aspect double glazed door onto balcony and x2 windows, radiator.

## BALCONY:

Corner balcony with composite decked flooring.

## PARKING:

Allocated parking for one vehicle, with further visitor spaces.

## LEASEHOLD INFORMATION:

Years remaining: Approx 121.

Service Charge: £90 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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