



Lockside Marina

Chelmsford, CM2 6HF

£300,000



Being sold with **NO ONWARD CHAIN** and boasting **TWO DOUBLE BEDROOMS** is this **TOP FLOOR** apartment, further offering, an impressive modern shower room, **OPEN PLAN LIVING AREA** with modern kitchen, island, **VAULTED CEILING**, allocated parking and **PRIVATE BALCONY!**



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Communal Entrance:

Secure entry telephone system, stairs to top (fourth) floor, entrance door to flat.

Entrance Hall:

Doors to bedroom one, bedroom two, shower room, entrance to open plan living area, two cupboards, radiator, wood effect flooring.

Open Plan Living Area:

26'9" > 20'9" x 14'2 max (8.15m > 6.32m x 4.32m max)

Double glazed window to side, double glazed french doors to balcony, vaulted ceiling, dining area with space for a table, two radiators, wood effect flooring, open plan to:-

Kitchen:

Range of wall and base units, square edge work surfaces with stainless steel sink inset, island with integrated gas hob with extractor over, low level oven, micro wave, fridge, washing machine, dishwasher, space for under counter freezer.

Bedroom One:

10'8" x 10'3" (3.25m x 3.12m)

Double glazed window to side, fitted wardrobes, radiator.

Bedroom Two:

11'4" x 7'3" (3.45m x 2.21m)

Double glazed window to side, radiator, wood effect flooring.

Shower Room:

10'8" x 7'7 > 5'7" (3.25m x 2.31m > 1.70m)

Walk in double shower, low level W/C, vanity hand wash basin, wall radiator, tiled flooring.

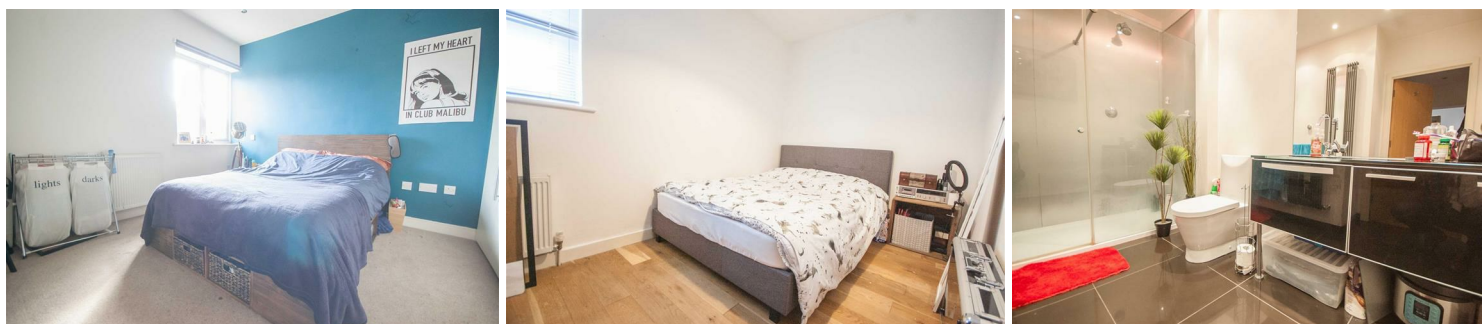
Leasehold Information:-

Years left remaining on the lease: 118 approx

Service Charge & Ground Rent: £170 per month

Exterior:-

Allocated car port parking space, overlooking the marina and river chelmer, secure bicycle storage.



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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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