



## Church Road

Chelmsford, CM3 3FA

Freehold  
Tax Band: C

**Offers In Excess Of £250,000**



Offered for sale is this IMMACULATE GROUND FLOOR APARTMENT, boasting two good sized bedrooms, OPEN PLAN LIVING AREA with modern integrated kitchen, modern bathroom, PRIVATE GARDEN AREA. allocated parking space with a GATED ENTRANCE, with LONG LEASE, call to view!



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## Ground Floor:

### Communal Entrance:

Secure telephone entry system, entrance door to flat.

### Entrance Hall:

Doors to open plan living area, bedroom one, bedroom two, bathroom, radiator, cupboard, wood effect flooring.

### Open Plan Living Area:

19'5" x 12'9" > 11'2" (5.92m x 3.89m > 3.40m)

Double glazed french doors and two windows to rear, two double glazed windows to side, two radiators, wood effect flooring, open plan to:-

### Kitchen:

Range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated fridge freezer, low level oven, electric hob with extractor over, dishwasher, washing machine.

### Bedroom One:

14'4" > 10'8" x 9'1" (4.37m > 3.25m x 2.77m)

Double glazed window to side, radiator.

### Bedroom Two:

11'6" > 8'9" x 6'7" (3.51m > 2.67m x 2.01m)

Double glazed window to side, radiator.

### Bathroom:

6'10" x 6'7" (2.08m x 2.01m)

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

### Exterior:

Allocated parking space in gated car park, private garden area.

### Garden Area:

Paved patio area, mature shrubs to border, rest laid to lawn.

## Leasehold Information

Years Remaining: Approx 143

Service Charge: £800 Per 6 Months

Ground Rent: £200 Per Annum.

## Agent Notes:

Council Tax Band: C



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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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