

Paul Mason Associates



Primrose Hill, Chelmsford, CM1 2RQ

Offers in excess of £250,000

- Well Presented Two Bedroom Maisonette
- Close To City Centre, Rail Links & Anglia University
- Lounge / Dining Room
- Fitted Kitchen With Space For Breakfast Bar
- Modern Fitted Bathroom
- Convenient Ground Floor Location
- Allocated Parking Plus Visitor Spaces
- Well Stocked Communal Rear Garden

UNEXPECTEDLY BACK ON MARKET Gary Townsend at Paul Mason Associates offers this well presented, ground floor, two bedroom maisonette within walking distance of Chelmsford City centre. The entrance lobby takes you through to a light and airy main living space, which in turn, accesses the fitted kitchen. An inner hallway then leads you to both bedrooms and a modern bathroom. There is also the advantage of allocated parking and a private communal garden.

Primrose Hill is a favoured location for commuters, and provides excellent access to all of Chelmsford's restaurants and leisure facilities, plus easy access to the mainline rail services which links London's Liverpool Street (approx. 35 mins).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	77		77
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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Ground Floor

Produced by Elements Property

DISTANCES

Chelmsford Train & Bus

Stations: 0.9 miles

Stansted Airport: 18.6 miles

M25: 14 miles

M11: 17 miles

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Entered via a part glazed door, laminate flooring and coved ceiling. Glazed door to Lounge / Dining Room.

Lounge / Dining Room

4.70m x 3.93m (15'5" x 12'10")
Double glazed window to front, radiator, archway to kitchen, laminate flooring and coved ceiling.

Kitchen

2.98m x 2.29m (9'9" x 7'6")
Double glazed window to front, range of base and wall units with granite effect work surfaces incorporating and one and half bowl sink/drainage unit with central mixer taps and tiled splashback, built-in electric oven with gas hob and extractor fan over, space for fridge, freezer and washing machine, wall mounted boiler, radiator, laminate flooring and textured ceiling.

Inner Hall

Storage cupboard, carpet to floor and coved ceiling.

Bedroom One

4.69m x 3.01m (15'4" x 9'10")
Double glazed window to rear, set of built-in wardrobes, radiator, carpet to floor and coved ceiling.

Bedroom Two

3.50m x 2.05m (11'5" x 6'8")
Double glazed window to rear, radiator, carpet to floor and coved ceiling.

Bathroom

Comprising a panelled bath with central mixer taps and electric shower over, LLWC, pedestal wash hand basin with tiled splashback, extractor fan, tiled flooring and smooth ceiling.

Gardens

The property has a small selection of planting to the front of the property, whereas the large communal garden can be found to the rear. The area is mainly laid to lawn with an array of trees and plant borders with bird feeders and a bench to relax on. This also provides space for airing laundry.

Parking

The property benefits from an allocated parking space, plus additional visitor parking.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Leasehold Information:

We are informed of the following:

Lease length: 88 Years

Ground Rent: £50 per annum

Service Charge: £265 per quarter



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