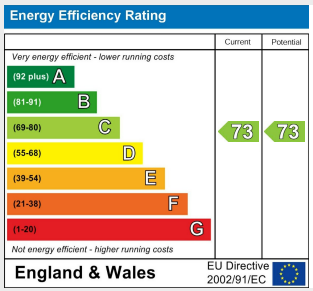
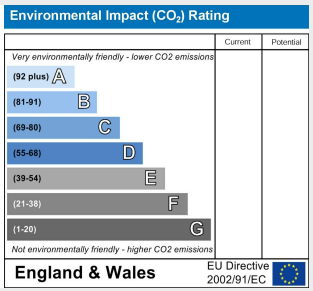


Bramwoods Road, Chelmsford, CM2 7LS

Guide price £230,000

- Close to the City centre
- Split level flat with two balconies
- Three bedrooms with one benefitting from an ensuite shower room
- Lounge
- Dining Room
- Kitchen
- Family bathroom to the upper level
- Cloakroom to the lower level
- Close to the local shops
- EPC - C





A spacious three-bedroom split-level apartment with balconies, offering excellent potential for modernisation and convenient access to the city centre.

Offering generous and versatile accommodation arranged over two levels, this three-bedroom split-level apartment presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements. Requiring complete modernisation throughout, the property offers fantastic potential to transform the existing space into a stylish and contemporary home.

Accessed via a communal entrance, the property benefits from a substantial private balcony which leads to its own entrance door. Upon entering, a hallway provides access to the ground-floor accommodation, with stairs rising to the upper level.

The lower level comprises a spacious lounge, which benefits from access to an additional balcony, providing a pleasant outdoor space to enjoy. A separate dining room offers an ideal setting for entertaining, while the kitchen provides an opportunity to redesign and modernise to suit individual preferences. A convenient cloakroom completes the accommodation on this level.

To the upper floor are three well proportioned bedrooms, offering flexible accommodation for families, guests or those working from home. One of the bedrooms benefits from its own en-suite facilities, while a separate family bathroom serves the remaining bedrooms.

Externally, the property enjoys the rare advantage of two balconies, providing valuable outdoor space and further enhancing the appeal of this generously sized apartment.

Conveniently positioned within easy reach of local shops and everyday amenities, the property also offers excellent accessibility to the city centre, making it an attractive proposition for a variety of purchasers.

With its spacious split-level layout, three good-sized bedrooms and excellent scope for improvement, this property represents a fantastic opportunity for buyers seeking a renovation projec

Location
Chelmsford is a thriving and highly sought-after city, offering an excellent combination of shopping, dining, leisure facilities and green open spaces, making it an attractive location for families, professionals and commuters alike.

The bustling city centre boasts an extensive selection of high street retailers, independent boutiques, cafés, bars and restaurants. Popular shopping destinations include Bond Street, home to John Lewis and a variety of restaurants, High Chelmer Shopping Centre and The Meadows. The city also offers an excellent choice of entertainment facilities, including cinemas, theatres and leisure facilities.

For those who enjoy the outdoors, Chelmsford benefits from several attractive parks and recreational spaces, including Central Park, Admirals Park and the picturesque Hylands Estate, offering beautiful grounds, walking routes and opportunities for outdoor activities. The city also provides a wide selection of well-regarded schools, including both state and independent education options.

Chelmsford is particularly popular with commuters thanks to its excellent transport connections. The mainline railway station provides frequent direct services into London Liverpool Street, with journey times of approximately 35 minutes. Road connections are equally convenient, with the A12 providing access towards London, the M25 and the wider Essex area.

Combining the convenience of city living with attractive green spaces, excellent amenities and superb transport links, Chelmsford continues to be one of Essex's most desirable places to call home.

Accommodation

Communal Entrance

Lower Level

Large Balcony

Entrance Hall

Lounge
4.36m x 3.57m (14'3" x 11'8")

Dining Room
3.28m x 2.19m (10'9" x 7'2")

Kitchen
4.20m x 2.18m (13'9" x 7'1")

Cloakroom

Upper Level

Landing

Bedroom
3.63m x 2.66m (11'10" x 8'8")

Ensuite

Bedroom
3.63m x 3.14m (11'10" x 10'3")

Bedroom
3.10m x 2.26m (10'2" x 7'4")

Family Bathroom

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

Leasehold Information
length of lease = 125years . Expires 17/7/2108
ground rent = £10/year

The current service charge from 1/4/26 to 31/3/27 is £347.20/quarter; broken down as follows.
Buildings insurance = £62.50
Delta Management fee = £69.74
Cleaning = £99.60
Communal electric = £38.77
Grounds Maintenance = £33.15
Miscellaneous = £32.04
Repairs = £11.40

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.











Paul Mason Associates

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

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