

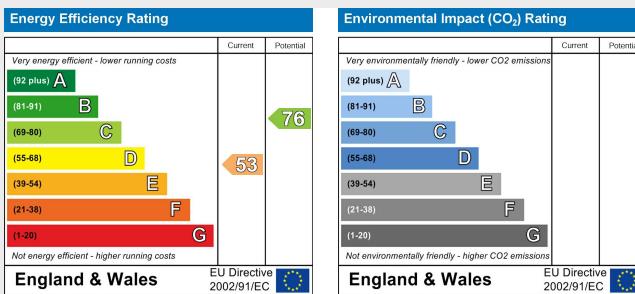
Paul Mason
Associates



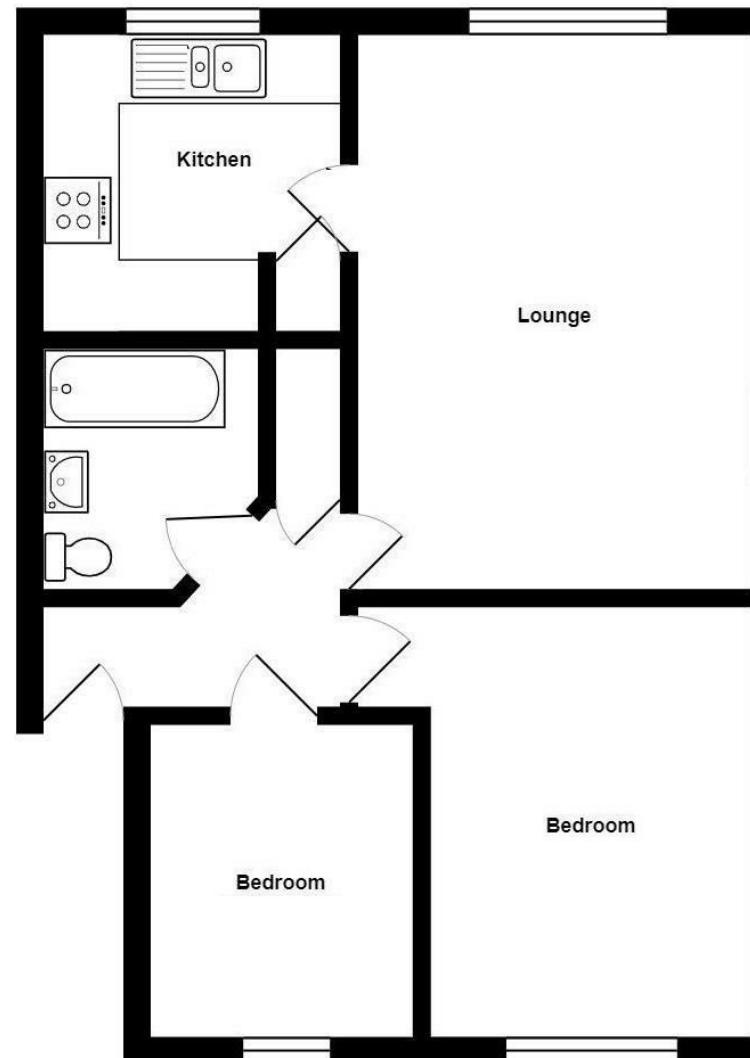
39 Crocus Way, Chelmsford, Essex, CM1 6XP

Guide price £200,000

- Second floor
- Two bedrooms
- Lounge
- Re-fitted kitchen
- Bathroom
- Allocated parking
- Communal gardens
- Chelmsford city centre and train station - 2.1 miles
- EPC - E



A second floor two bedroom apartment close to the local shops and only a short distance to Chelmsford city centre. The property sits within communal gardens, in a block of only six apartments and offers allocated parking. The residence is approached via a security entrance door with stairs leading to the second floor. The accommodation comprises two bedrooms, bathroom, lounge with dining area and re-fitted kitchen. The property is conveniently located for all the local amenities and riverside walks and parks. Approx. 2.1 miles away is Chelmsford city train station with trains into London Liverpool Street taking approx. 35 minutes. This property would be ideal for a first time buyer or investor looking to add to their property portfolio.



Distances

Chelmsford City Centre - 2.1 miles
Chelmsford Train station - 2.1 miles
A12 - 1.8 miles
London Stansted Airport - 16.8 miles

All. mileages are approx.

Accommodation

Communal Entrance

Security entrance door stairs to second floor.

Entrance Hall

Entrance door and access to loft via ladder, boarded with lighting. Built-in cupboard.

Lounge

4.88m x 3.48m (16'0" x 11'5")

Window to side and rear. Coved ceiling and inset lighting. Door to:

Kitchen

2.62m x 2.60m (8'7" x 8'6")

Window to rear. Re-fitted units to eye and base level finished with square edge work surfaces and matching upstands. One and a half bowl sink unit with drainer and mixer taps. Built-in oven and hob. Space for washing machine, dishwasher and fridge/freezer. Coved ceilings. A airing

cupboard housing hot water cylinder and immersion.

Bedroom

3.87m x 2.82m (12'8" x 9'3")
Window to front and coved ceilings.

Bedroom

2.80m x 2.12m (9'2" x 6'11")
Window to front and coved ceilings.

Bathroom

White suite comprising panelled bath with mixer taps and shower attachment, glazed screen, pedestal wash hand basin low-level WC. Tiled walls.

Exterior

Communal gardens and allocated 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.



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