



7, Reynards Court
Chelmsford, CM2 7HU

£925

pcm * Tenant fees apply

- Ground floor flat
- Gas fired central heating system by radiators
- Garage in nearby block
- The Vineyards shopping precinct nearby
- Recently redecorated
- Two double bedrooms
- uPVC double glazed windows
- On a bus route into the City Centre
- Appliances included
- Easy access to A12 & A130

DRAFT

This two double bedroom ground floor flat has recently been redecorated and is ready to move into straight away! Inside, there is an entrance hall, lounge/diner, two bedrooms and a bathroom/wc with a white suite. Outside, there is parking available for visitors and a garage in block. Other benefits for this property include uPVC double glazed windows, gas fired central heating system by radiators and being on a bus route to the City centre.

The property is situated close to the heart of Great Baddow Village and very conveniently located for The Vineyards shopping precinct which includes a café and a pharmacy. Nearby is Baddow Hall Park which is fringed with woodland, ideal for walks and the park has good recreational facilities for younger children. The vibrant Chelmsford City centre is appx 2.2 miles away with its extensive range of shopping outlets to include a John Lewis store plus an array of trendy bars and restaurants and the train station giving an appx 36 minute commute to London Liverpool Street. Easily accessible is the A12 trunk road which gives access to the M25 (junction 28) and to the north, Colchester.

DRAFT

FRONT



ENTRANCE HALL

LOUNGE



uPVC double glazed window to front, radiator, textured and coved ceiling.

KITCHEN



10' 6" x 8' 3" (3.20m x 2.51m)

INNER HALL

BEDROOM 1



13' 0" x 11' 2" (3.96m x 3.40m)

BEDROOM 2



10' 1" x 10' 5" (3.07m x 3.17m)

DRAFT

BATHROOM/WC



GARAGE IN BLOCK



15' 7" x 7' 9" (4.75m x 2.36m)

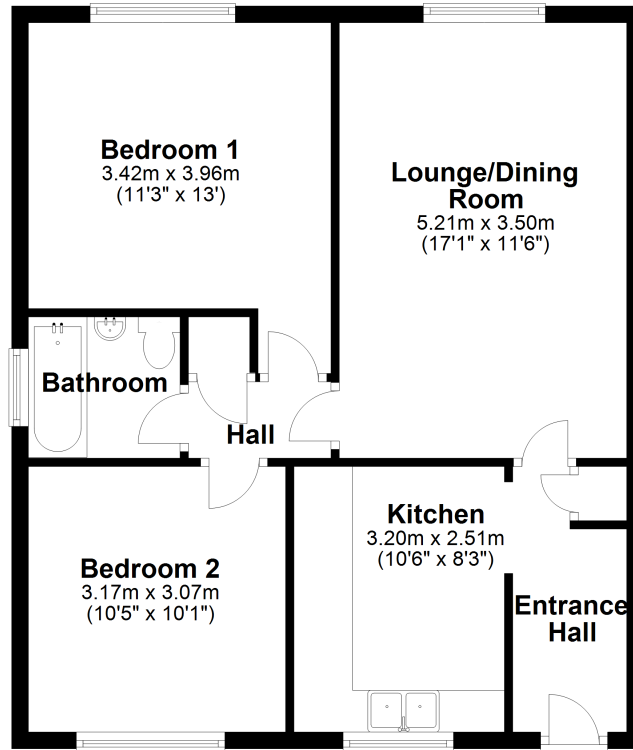
Band B is the Council Tax band for this property.

£1532.30 is the annual Council Tax bill for a property in this band. This amount does not include any discounts or exemptions

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended. Please note that the Home Partnership do not take referral fees for contractors services relating to property maintenance.

DRAFT

Ground Floor



Chelmsford

11 Duke Street
CM1 1HL

01245 253 377

thehomepartnership.co.uk

Twitter
@thehomepartners

Registered No. 5355751
VAT No. 877 1065 06

Sales
Lettings
New Homes

DRAFT