



Coates Quay, Chelmsford, Essex, CM2 6HU

Council Tax Band C (Chelmsford City Council)



Offers In Excess Of £210,000 Leasehold

GUIDE PRICE £220,000 - £230,000

This modern second floor apartment comprises an entrance hall, open plan kitchen/living room with fitted kitchen offering built in appliances, double doors overlook Springfield Basin and the River Chelmer, two bedrooms and bathroom with white suite. Externally the property is set in communal grounds with residents parking with an allocated parking space.

LOCATION

Coates Quay is situated within Chelmsford City Centre, within easy access of High Street and mainline station. Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools. There is a selection of parks and open spaces within close proximity. It is a pleasant riverside walk through to the city centre. The Chelmer Valley Nature Trail is just minutes away as is the Riverside retail park.

Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes.

Lease - 125 year lease from 30th October 1997.

Ground Rent - £150 per annum.

Service Charge - £1413 per annum.

Council Tax Band - C

EPC Rating - C

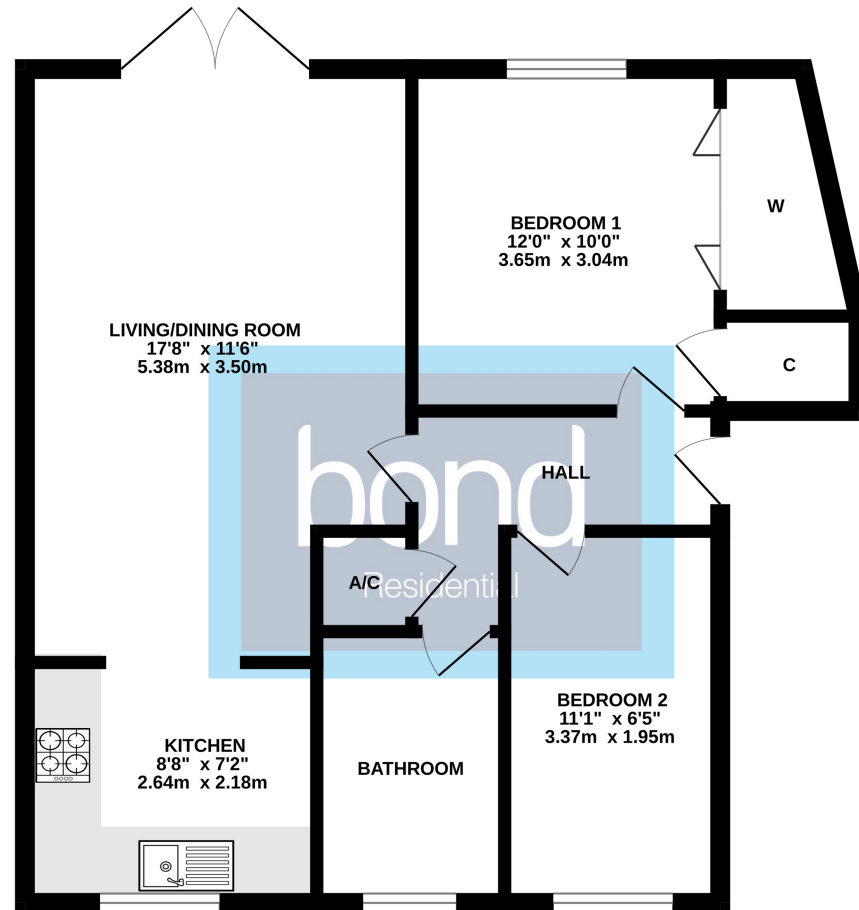
- Second Floor Apartment
- Living/Dining Room
- Bathroom With Modern White Suite
- Views Over Springfield Basin
- No Onward Chain

- Two Bedrooms
- Fitted kitchen
- Allocated Parking Space
- City Centre Location
- Viewing Highly Recommended





GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

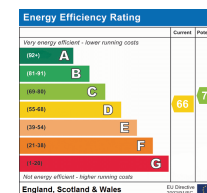


TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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