



Courtlands, Patching Hall Lane, Chelmsford, Essex, CM1 4DD

Council Tax Band C (Chelmsford City Council)

 1  2  1

£265,000 Leasehold

Bond Residential are delighted to offer for sale this top floor apartment which has been well maintained by the current owner situated within 1.25 miles of the City centre & mainline railway station.

The property offers an entrance hall with built in storage cupboards, lounge/diner, fitted kitchen, two double bedrooms, bathroom and separate WC with modern white suite. Outside the property benefits from a garage in block and outside storage cupboard as well as residents parking & communal gardens.

LOCATION

Situated within walking distance of the two Grammar schools as well as being within easy access of Broomfield Hospital.

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 recently 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 Patching Hall Lane is within the highly desirable catchments of two outstanding grammars, King Edward VI Grammar School and Chelmsford County High School for girls, which are two of the country's top performing grammar schools. St John Payne high school is also conveniently located and there are several private schools within the wider chelmsford area. For higher education there is Writtle Agricultural College and Anglian Ruskin University.

There is a selection of parks and open spaces within close proximity. 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. Patching Hall Lane benefits from a regular bus service into the city centre.

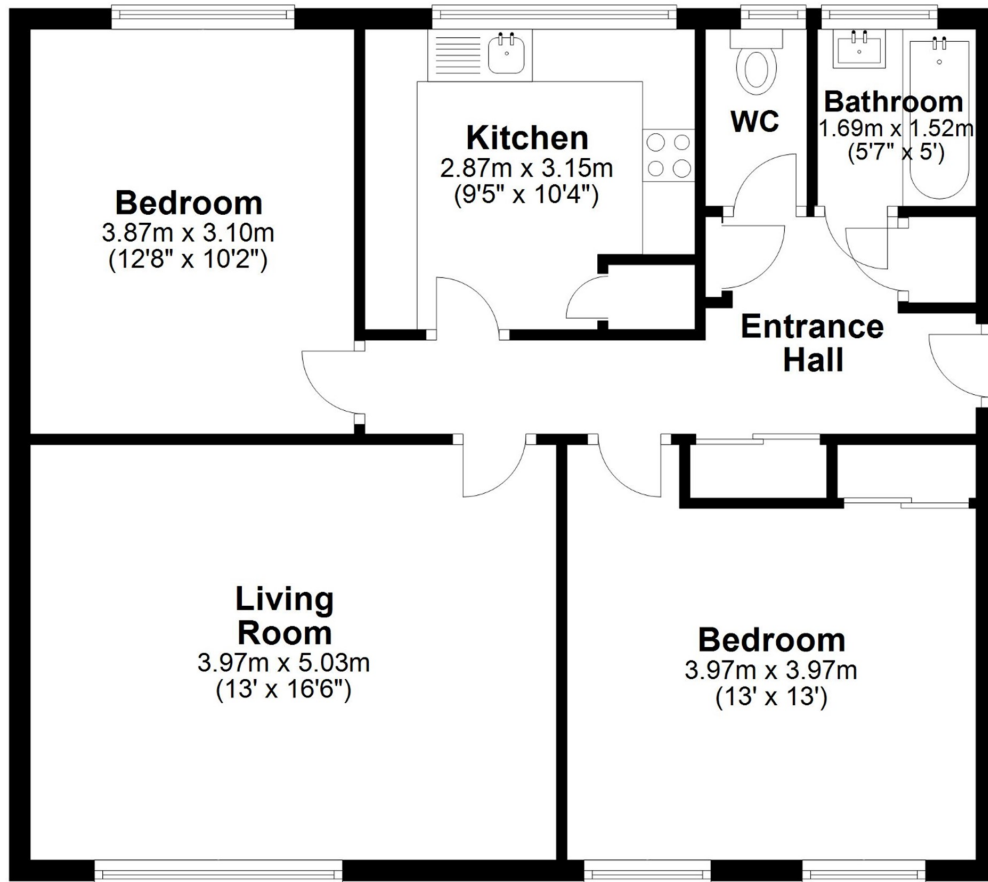
- Top Floor Apartment
- Well Maintained & Improved by Current Owners
- Two Double Bedrooms
- £1635.00 PA Service Charge
- Lounge/Diner
- Fitted Kitchen
- 999 Year Lease From 12/8/2011 With a Share Of Freehold
- Peppercorn Ground Rent



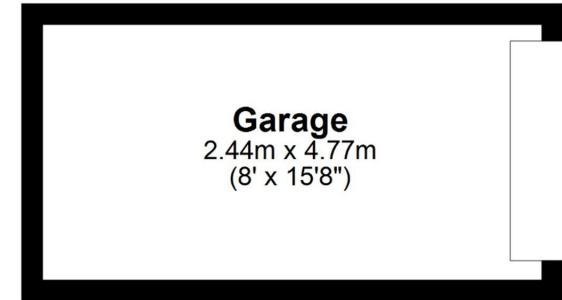




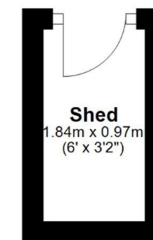
Second Floor



Outbuilding



Outbuilding



APPROX INTERNAL FLOOR AREA 72 SQ M (770 SQ FT) OUTBUILDINGS 13 SQ M (140 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes.

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