



## 9 Hill Court, Victoria Road, Chelmsford, Essex, CM1 1SP

- Two Bedrooms
- City Centre Location
- Allocated Parking Space
- En Suite Shower Room
- Gas Fired Central Heating
- High Specification
- Entrance Hall With Plenty Of Storage
- Spacious Living Area With Open Plan Kitchen
- Balcony
- Available Through a 40% Shared Ownership Scheme Or 100% Purchase



## PROPERTY DESCRIPTION

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Situated a short walk from Chelmsford's city centre and mainline train station is this modern, two bedroom, top floor apartment offering bright and spacious accommodation throughout available through a 40% shared ownership scheme or 100% purchase. The accommodation comprises a welcoming entrance hall with large storage cupboards providing access to a modern, open plan living area benefiting from a South facing balcony. There are two spacious bedrooms, the master bedroom is served by an en-suite shower room and a family bathroom completes the accommodation. Externally the property benefits from allocated parking, bike store and lockable post boxes to the lobby area.

The property is situated just 0.4 Miles walking distance from Chelmsford's mainline train station and a short walk to Chelmsford city centre, which offers an excellent choice of amenities and shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time of approximately as 35 minutes.



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Communal entrance door with video entry system, stairs and lift rising to the second floor, entrance door leading through to;

### Entrance Hall

Access to open plan living area, bedrooms, one and two, family bathroom and two spacious storage cupboards, one of which houses a combination boiler, video entry system.

### Open Plan Living area

5.86m x 4.59m (19' 3" x 15' 1")

Window and doors to side aspect and leading to the South facing balcony. The kitchen area includes a range of matching, contemporary white gloss wall and base units with inset sink and drainer, space for appliances and integrated electric oven and gas hob.

### Balcony

4.34m x 1.68m (14' 3" x 5' 6")

### Bedroom One

4.85m x 3.59m (15' 11" x 11' 9")

Window to side aspect, access to;

### En-Suite

2.22m x 1.55m (7' 3" x 5' 1")

Low level WC, wash hand basin and double width shower cubicle.

### Bedroom Two

3.78m x 3.30m (12' 5" x 10' 10")

Window to side aspect.

### Bathroom

2.19m x 2.05m (7' 2" x 6' 9")

Low level WC, wash hand basin, paneled bath with shower attachment over.

### Exterior

The property benefits from an allocated parking space and bike store

### Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre and Sky available.

Council Tax Band - C

EPC - B

### Lease Details

Lease - 123 Years Remaining

Service Charge; 145.79 PCM

Ground Rent; TBC // ( Not payable on the 40% Shared ownership scheme.)

Rent payable under the 40% shared ownership scheme £ 552.80 PCM.

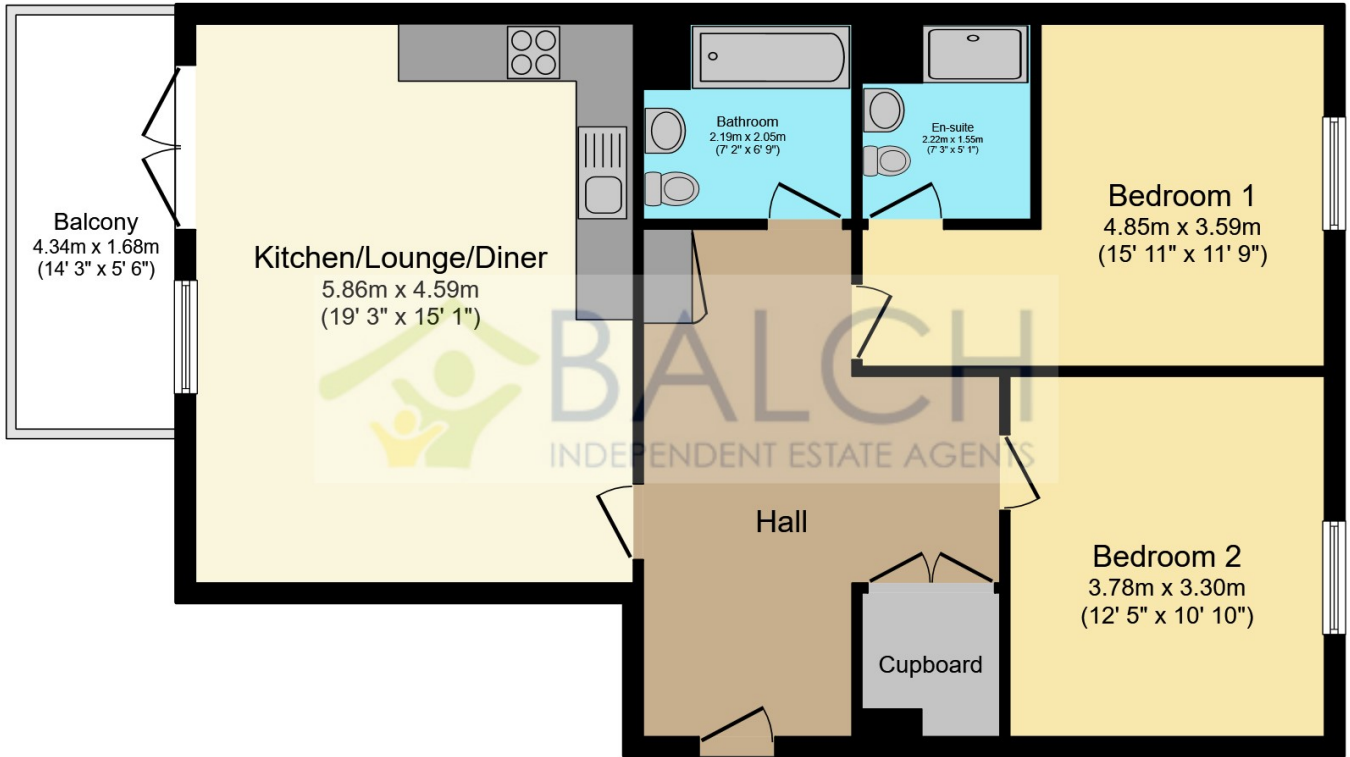
Charges to be confirmed by Solicitors.

### Viewings

By prior appointment with Balch Estate Agents. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.




# FLOORPLAN & EPC



**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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