



Patching Hall Lane, Chelmsford, Essex, CM1 4DD

Council Tax Band C (Chelmsford City Council)



Guide Price £240,000 - £250,000 Leasehold

Bond Residential are delighted to offer for sale this ground floor apartment being sold with no onward chain 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, three bedrooms, bathroom and separate WC. Outside the property benefits from residents parking & communal gardens & a garage in block.

LOCATION

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

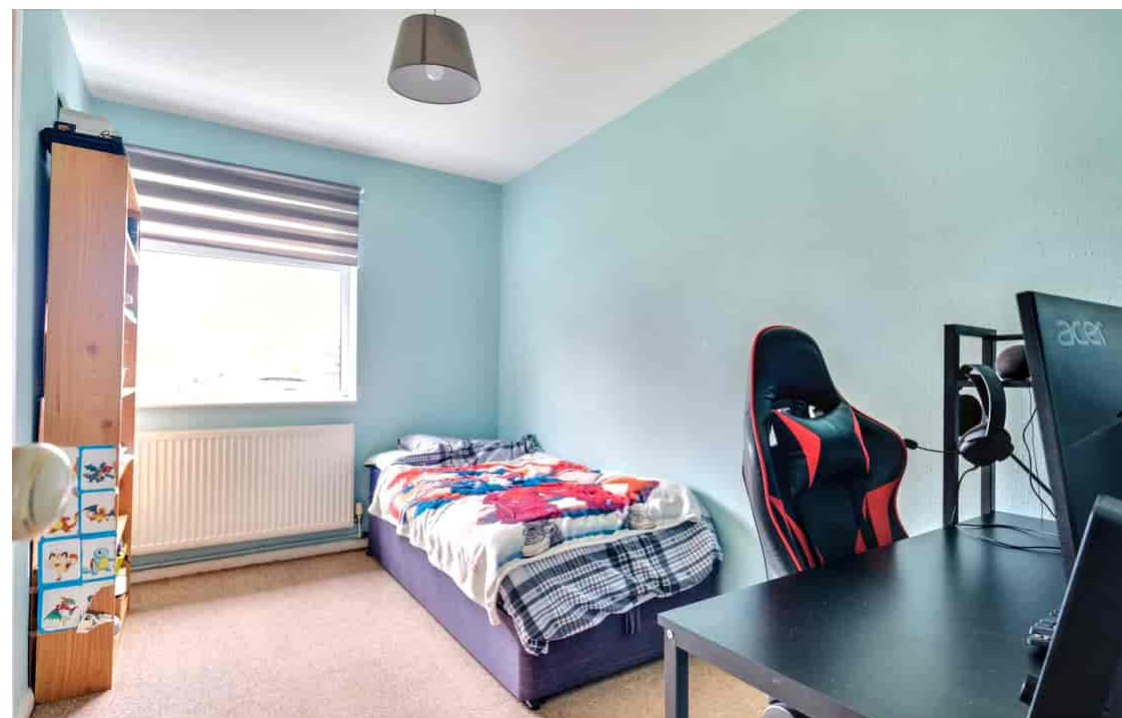
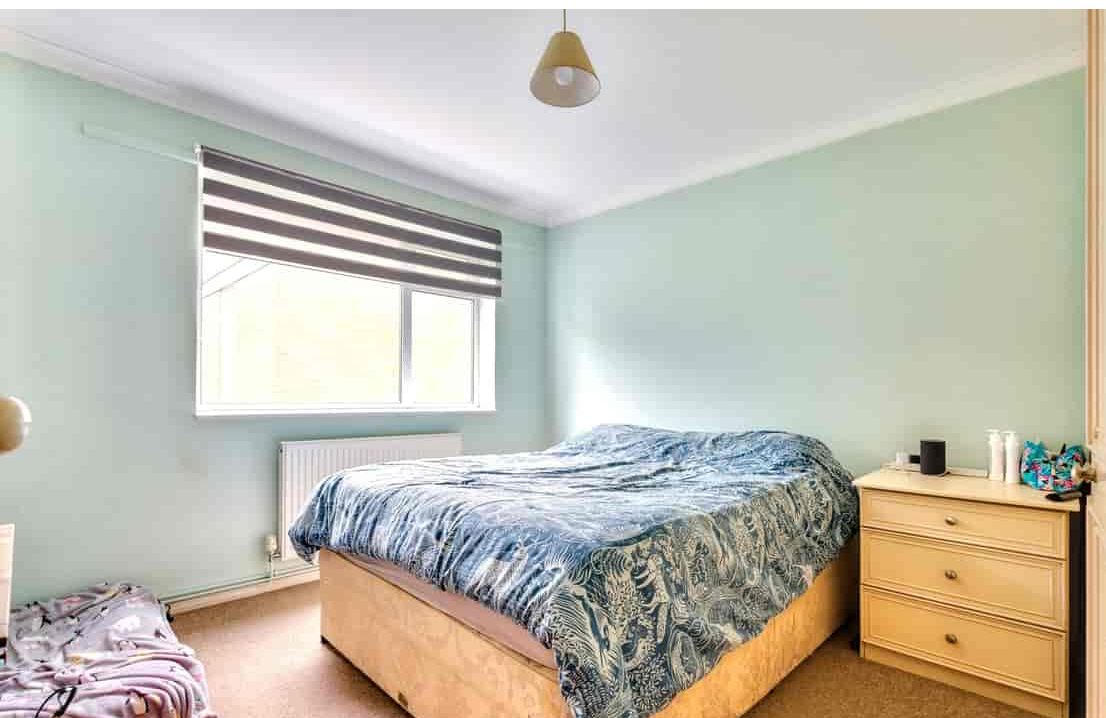
Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including 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. For higher education there is Writtle Agricultural College and Anglian Ruskin University.

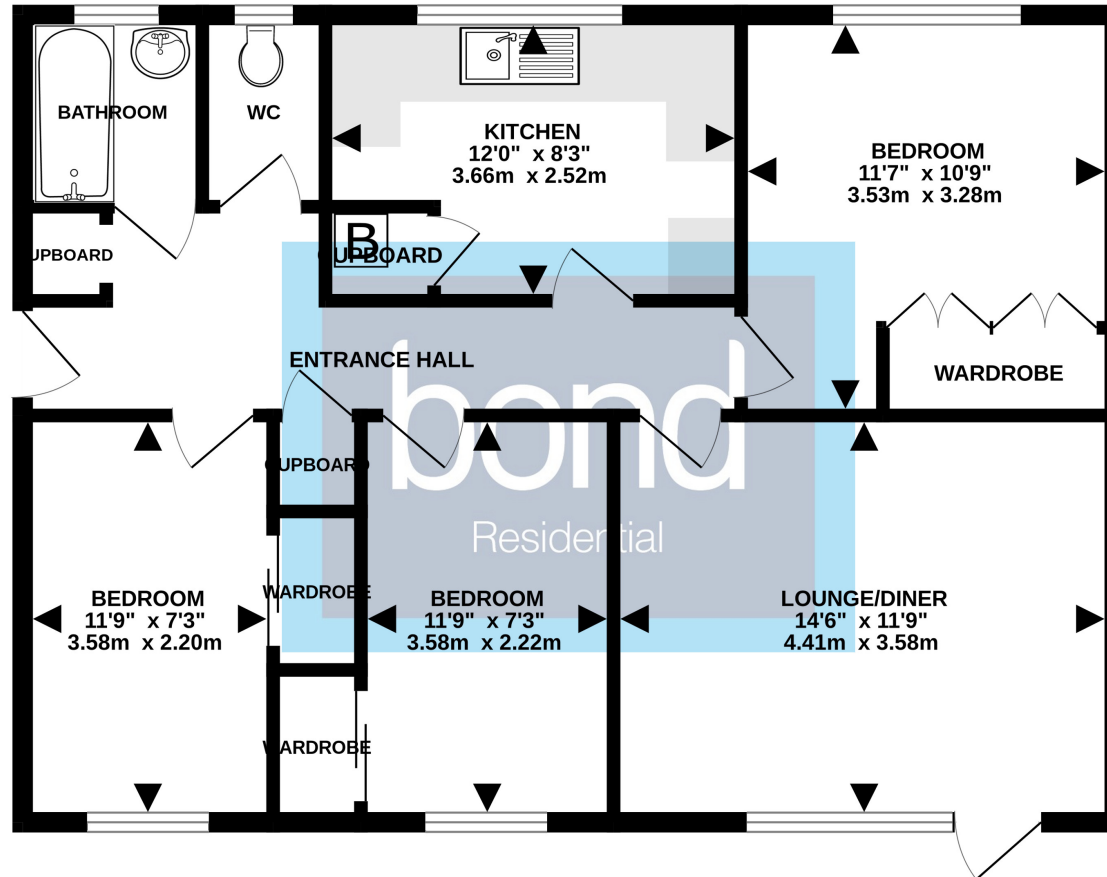
There is a selection of parks and open spaces within close proximity. Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes. Patching Hall Lane benefits from a regular bus service into the city centre.

- Ground Floor Flat
- Fitted Kitchen
- Bathroom with Separate WC
- No Onward Chain
- Residents Parking
- Lounge/Diner
- Three Bedrooms
- Gas Central Heating
- Communal Garden
- Garage In Block





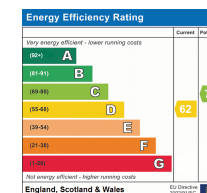
GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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