



St Andrews Drive, Channels, Chelmsford, Essex, CM3 3GJ

Council Tax Band D (Chelmsford City Council)



Fixed Price £400,000 Freehold

Bond Residential are delighted to offer for sale with no onward chain this modern two bedroom house situated on the popular Channels development.

ACCOMMODATION:

The property features an entrance hall, ground floor cloakroom, open plan living/kitchen/dining room with doors leading out to the rear garden, fitted kitchen with integrated appliances, two double bedrooms & main bathroom with modern white suite. Externally the property offers two allocated parking spaces located at the rear, the enclosed rear garden benefits from a paved patio the remainder laid to lawn.

The property also benefits from gas central heating, double glazed windows & roof-mounted solar panels.

The property offers the opportunity to be purchased as a 100% share freehold property or as a 45% share on a leasehold basis with 121 year lease and £504.62 per month rent and £63.62 per month which includes the service charge, management charge, insurance & sinking fund. The total amount payable per month will be £541.24.

LOCATION:

Situated within the highly sought after Channels development located to the North of Chelmsford city centre, this executive detached family home is located on the periphery of the development with lovely views over a lake to the front. There is an abundance of open spaces surrounding the area, providing pleasant walks and places to unwind. Channels is extremely popular with families and commuters due to its proximity to Chelmsford city centre, its transport links and access to exceptional schools. The development neighbours the new Beaulieu development and is within walking distance of a selection of children's play areas, Beaulieu shops which offers a selection of shops, cafes and takeaways.

Chelmsford is renowned for its educational excellence, the property is situated within walking distance of the new Beaulieu primary and secondary schools, as well as being within 2.5 miles of Chelmsford's top performing grammar schools, there are also a selection of excellent private schools within the Chelmsford area, with New Hall school being within close proximity of the property.

The Channels development is conveniently located within easy access of Essex Regiment Way, which provides a park and ride bus service into Chelmsford city centre and mainline station which provides a regular service to London Liverpool St with a journey time as fast as 32 minutes. Located to the North of Chelmsford the property is perfectly situated for great road links for those commuting by car to the A12, A120 and A130.

TENURE: Freehold

COUNCIL TAX BAND: D

ESTATE MANAGEMENT CHARGE:

- Modern Two Bedroom Home
- Popular Channels Development
- Solar Panels

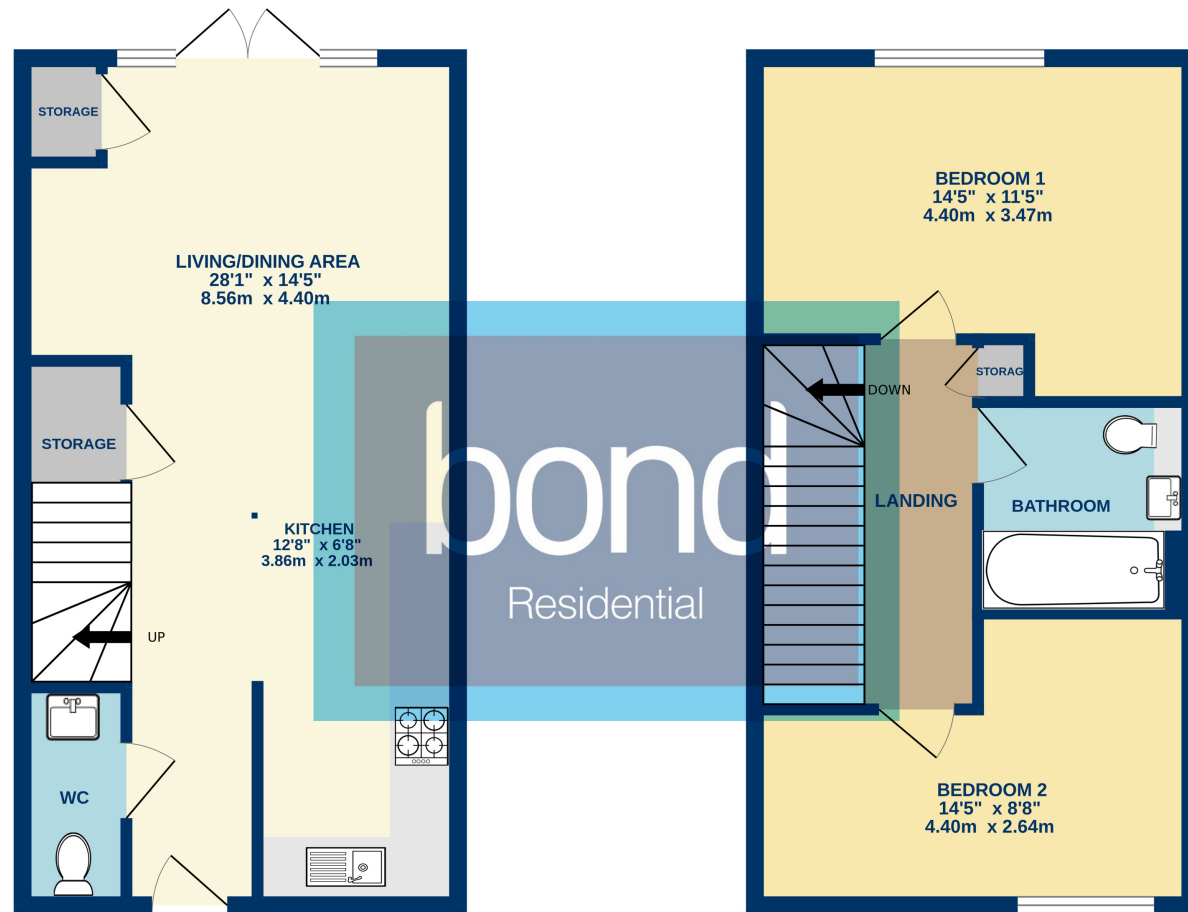
- Two Allocated Parking Spaces
- Gas Central Heating & Double Glazed Windows
- Available To Purchase As A 45% Shared Ownership Leasehold Property





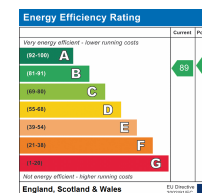
GROUND FLOOR

1ST FLOOR



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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