



45 New Writtle Street, Chelmsford, Essex, CM2 0SB

Council Tax Band B (Chelmsford City Council)



Offers in Excess of £220,000 Leasehold



## ACCOMMODATION:

Bond Residential are delighted to offer for sale this beautifully presented one bedroom first floor apartment which was constructed in 2020. The property offers an entrance hallway, open plan living kitchen/dining room, the fitted kitchen benefits from quartz work surfaces, integrated appliances such as fridge freezer, dishwasher, induction hob, oven & washing machine, one double bedroom & shower room with modern white suite which completes the internal accommodation. To appreciate the great location & presentation of this apartment it must be viewed!

## LOCATION:

The property is situated on New Writtle Street which is located within easy access of the A414 and A12. The property is conveniently located within a mile of the city centre and Chelmsford's mainline station with a journey time as fast as 32 minutes to London Liverpool St.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure. 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, Anglia Ruskin University and a selection of private schools.

TENURE: Leasehold

LEASE LENGTH REMAINING: Over 120 Years, exact amount to be confirmed with sellers solicitors.

SERVICE CHARGE: £1,789pa

GROUND RENT: £200pa

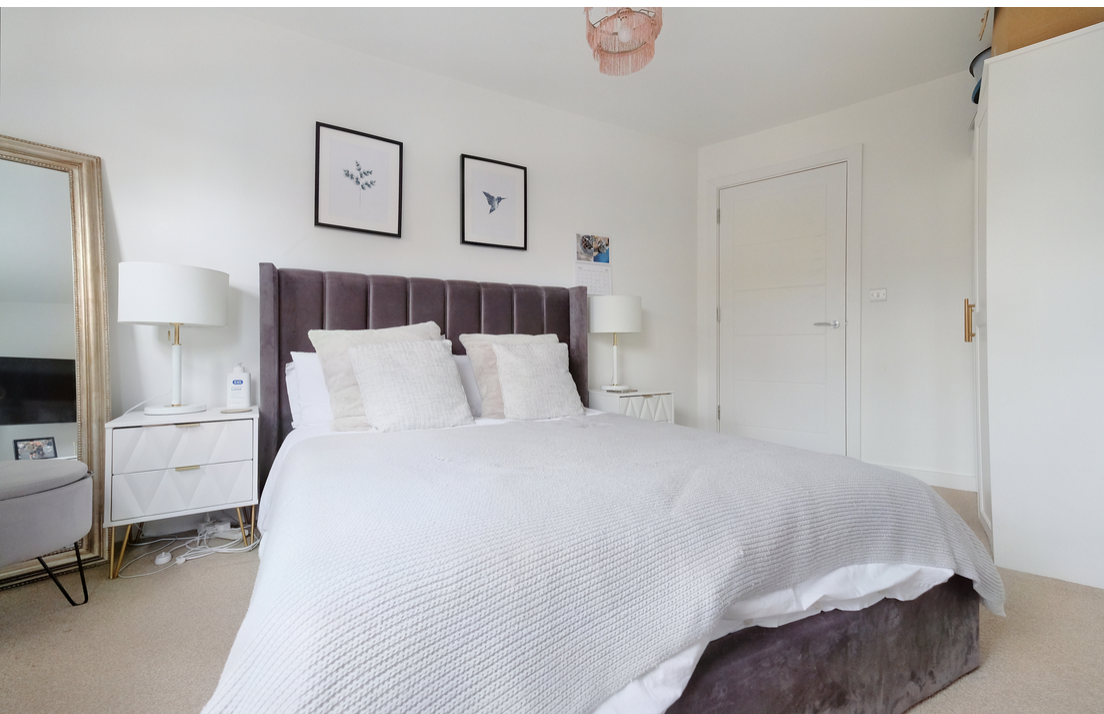
COUNCIL TAX BAND: B

- First Floor Apartment
- Fitted Kitchen With Quartz Work Surfaces & Integrated Appliances
- One Double Bedroom
- Gas Central Heating & Double Glazed Windows
- City Centre Location
- Open Plan Living Kitchen/Dining Room
- Modern Shower Room



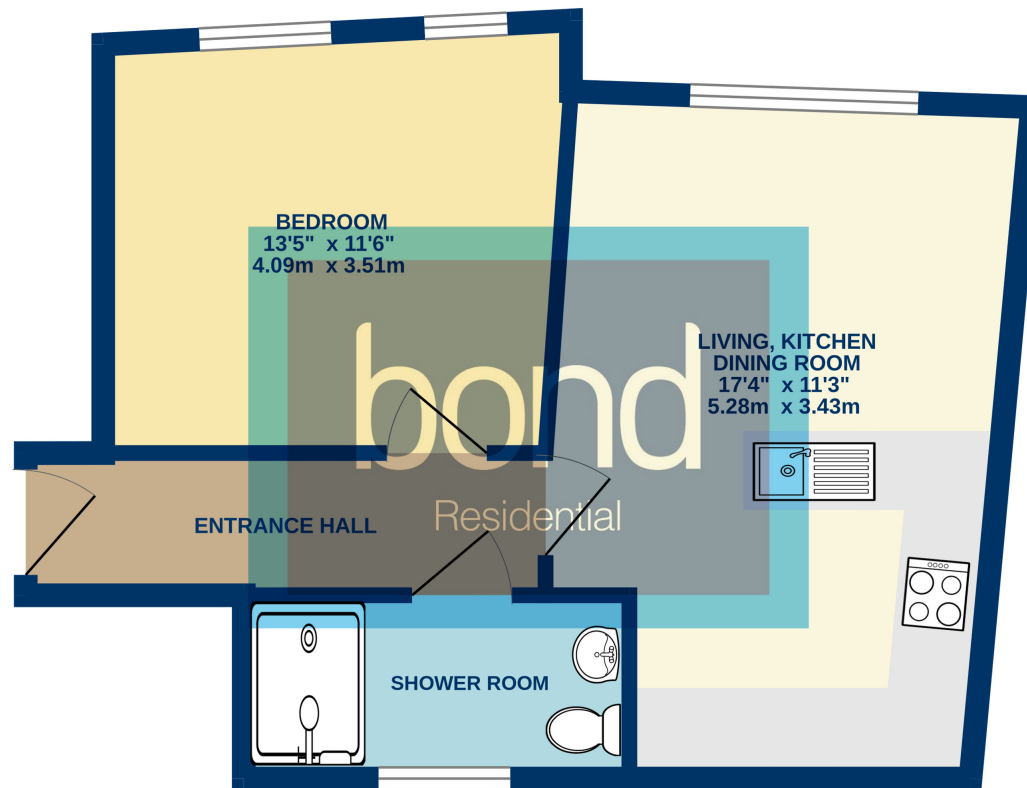






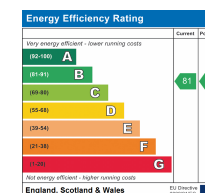


## GROUND FLOOR



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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