



4 West Lawn, Chelmsford, Essex, CM2 8SJ

- ONE BEDROOM MAISONETTE
- FIRST FLOOR
- WELL PRESENTED
- LOFT SPACE
- COMMUNAL PARKING
- SPACIOUS OPEN PLAN KITCHEN/LOUNGE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- POPULAR LOCATION
- VIEWING ADVISED



PROPERTY DESCRIPTION

A Well presented One Bedroom First Floor Maisonette located within the popular area of Galleywood. The accommodation comprises of having it's own personal entrance door with stairs rising to first floor, inner hallway, open plan lounge/kitchen, bedroom with fitted wardrobe and a white suite bathroom. The property further benefits from gas central heating, double glazed windows, front garden and communal parking nearby. (Council Tax - Band - B)

The property is within easy reach of local shops and schools with excellent road links to the A12. Chelmsford City Centre is approximately 4 miles distance which offers excellent shopping facilities, entertainments and mainline railway services to London Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Personal entrance door leads into entrance lobby with stairs rising to first floor.

FIRST FLOOR LANDING

Loft access with pull down ladder, airing cupboard which also houses the gas boiler and was replaced in 2022, radiator, doors to.

BEDROOM

12' 10" x 8' 8" (3.91m x 2.64m)

Double glazed window to rear, radiator, fitted wardrobe.

BATHROOM

Obscure double glazed window to front, radiator, low level wc, vanity wash hand basin, panelled bath with shower over.

OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA

15' 9" x 10' 5" (4.80m x 3.17m)

Double glazed window to front, radiator, access to kitchen area

KITCHEN AREA

10' 5" x 8' 9" (3.17m x 2.67m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, integrated electric oven and gas hob, integrated washing machine, integrated fridge and freezer, stainless steel sink unit.

EXTERIOR

The front is mainly laid to lawn. The property also benefits from communal parking.

SERVICES

All main services are connected.

LEASE INFORMATION

We have been informed by the current vendor of the following information.

90 Years remain on the lease

Service Charge - Approximately £300pa

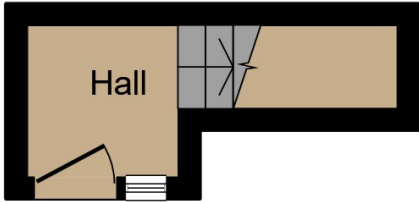
Ground Rent - £10pa

VIEWINGS

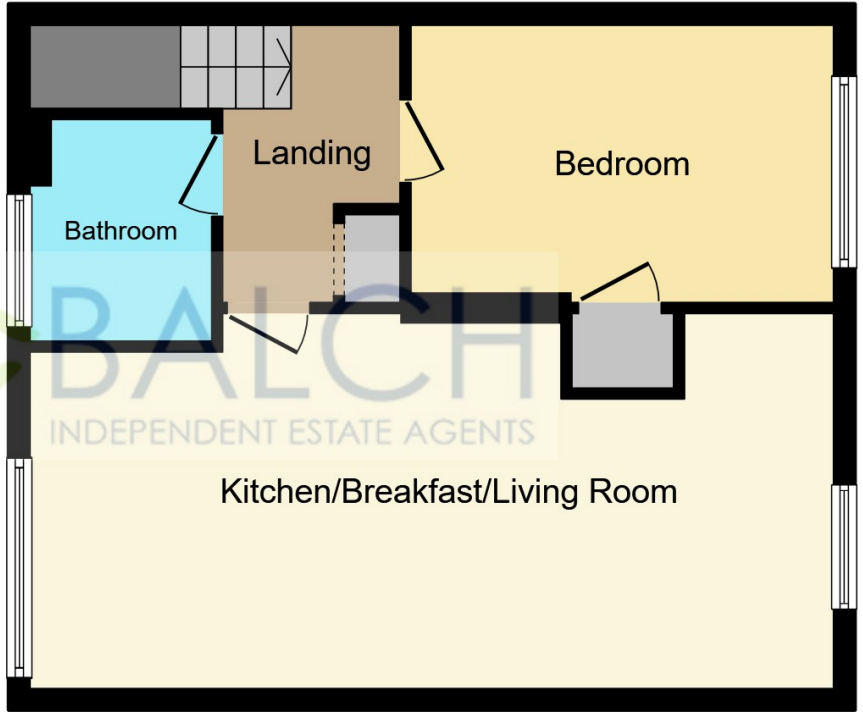
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

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.






Ground Floor



First Floor

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) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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