



68 Parkinson Drive, Chelmsford, Essex, CM1 3GH

- Two Bedrooms
- Top Floor Apartment
- Allocated parking
- Lounge / diner
- Fitted Kitchen
- Walking distance to Chelmsford city centre
- No Onward Chain
- Updated Double Glazing and Electrics



PROPERTY DESCRIPTION

Situated just over one mile from Chelmsford's city centre and being offered with the benefit of no onward chain is this spacious two bedroom top floor apartment. Accommodation is set over one level and comprises a spacious entrance hall providing access to two well-proportioned bedrooms, spacious lounge / diner, fitted kitchen and a shower room. Externally the property benefits from allocated parking. The property has the added bonus of recently installed double glazing throughout.

The property is situated within walking distance to Chelmsford's City Centre giving access to the main line rail station with services to London Liverpool Street (journey time approximately 35 minutes). Chelmsford's City Centre offers a wider range of shopping facilities, numerous restaurants, two cinemas and a pedestrianised high street. Chelmsford's city centre offers a wider array of amenities including numerous restaurants, shopping facilities, two cinemas and a pedestrianised high street. Chelmsford's mainline railway station offers direct links to London Liverpool Street in approximately 35 minutes. Major road links are within easy reach including the A12 and A414 which provides access to the M25 and M11.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Communal entrance door leading into communal entrance hall with stairs rising to the top floor;

Entrance Hall

Doors proving access to Bedrooms one and two, shower room and ;

Lounge / Diner

4.33m x 4.18m (14' 2" x 13' 9")

Double glazed bay window to side aspect, door leading to;

Kitchen

1.83m x 3.35m (6' 0" x 11' 0")

Double glazed window to side aspect, range of fitted wall and base units with inset stainless steel sink and space for appliances.

Bedroom One

3.01m x 3.85m (9' 11" x 12' 8")

Double glazed window to side aspect.

Bedroom Two

3.01m x 2.17m (9' 11" x 7' 1")

Double glazed window to side aspect.

Shower Room

2.27m x 1.85m (7' 5" x 6' 1")

Low level WC, pedestal wash hand basin, shower cubicle.

External

The property benefits from a allocated parking space.

Viewings

By prior appointment with Balch Estate Agents.

Lease Details

Lease 77 Years remaining (99 years from 24th December 2001)

Service Charge - £1,400.00 pa

Ground Rent Charges: £300.00 pa

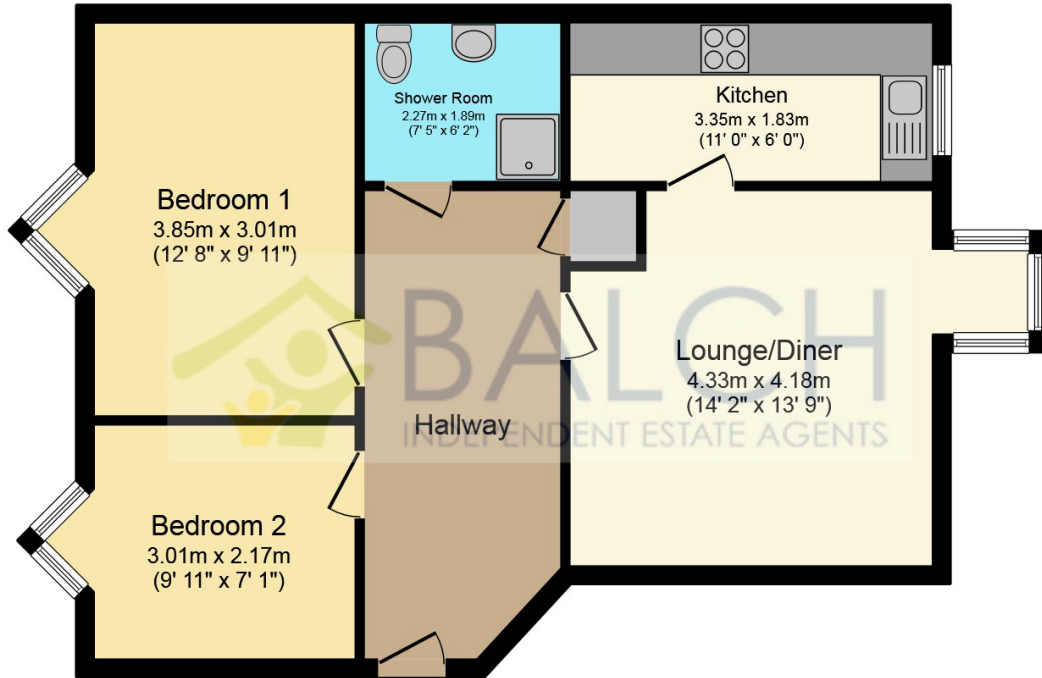
To Be Confirmed by solicitors.

Council Tax Band: C

EPC - D

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.





Floor Plan

Floor area 67.7 sq.m. (728 sq.ft.) approx

Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

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		75
(55-68)	D	59	
(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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