



Fourth Avenue, Chelmsford, Essex, CM1 4EZ

Council Tax Band B ()



£210,000 Leasehold

Bond Residential are delighted to offer for sale this first floor apartment situated within walking distance of Chelmsford City centre.

The property offers an entrance hall, lounge, fitted kitchen with integrated appliances, double bedroom, en-suite shower room, separate cloakroom/WC, electric heating, double glazed windows, residents parking to the front and communal rear garden which is laid to lawn.

LOCATION

Situated in Fourth Avenue, forming part of the sought after "Avenues" this detached bungalow is located just over a mile of Chelmsford city centre and mainline station. There is a selection of day to day amenities situated at the nearby Broomfield parade. 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, 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.

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

125 Year lease from 01/01/2010

Ground rent £300 per annum which doubles every 25 years.

Annual service charge £2085

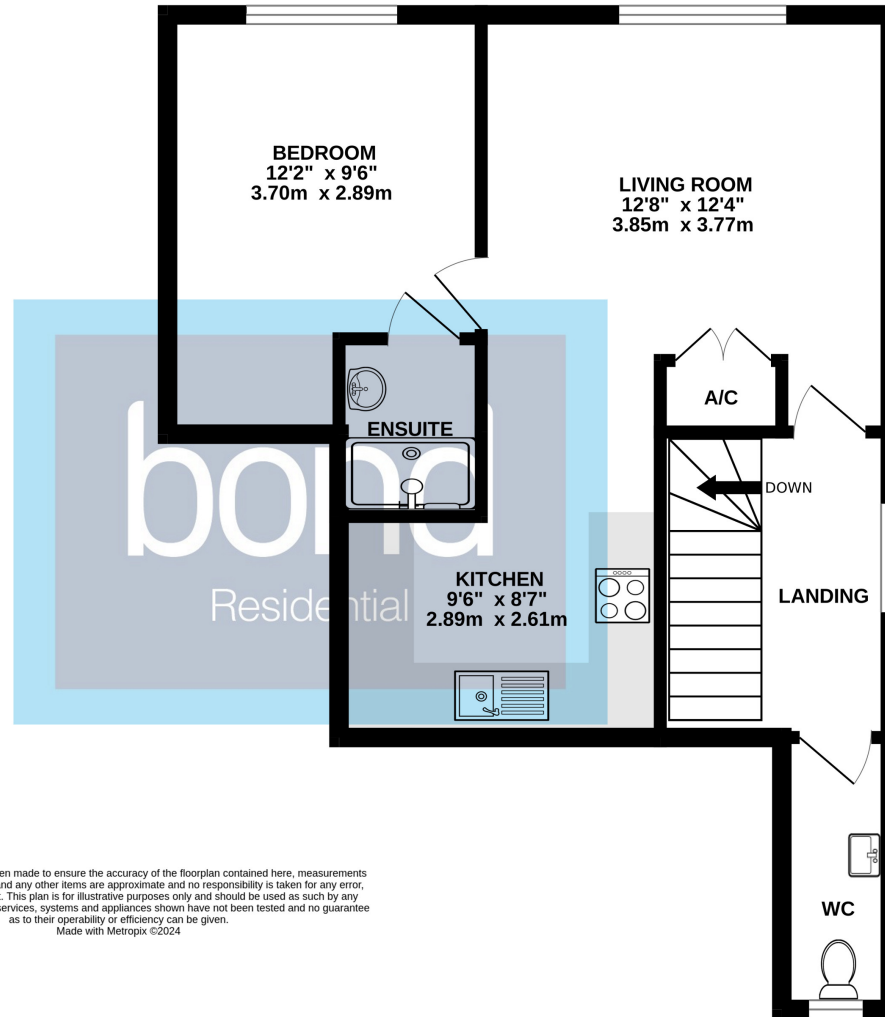
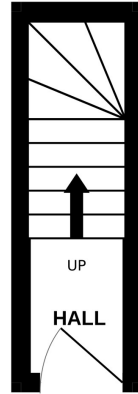
- First Floor Apartment.
- One Bedroom
- Cloakroom
- Living Room
- Communal Gardens
- No Onward Chain
- Ensuite Shower Room
- Fitted Kitchen With Built In Appliances
- Residents Parking
- Sought After 'Avenues' Location





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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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	72

