



9 Grange Court, Wood Street, Chelmsford, CM2 9FA

- TWO BEDROOM APARTMENT
- FIRST FLOOR
- ELECTRIC HEATING
- DOUBLE GLAZED WINDOWS
- PARKING SPACE
- VIEWING ADVISED



PROPERTY DESCRIPTION

Located on the boundaries of Old Moulsham, this TWO BEDROOM FIRST FLOOR APARTMENT has the benefit of residents' parking and NO ONWARD CHAIN. Accommodation comprises fitted kitchen with oven and hob; shower room, Economy 7 heating, sealed unit uPVC replacement windows, entry phone access, communal gardens.

The property is situated close to the A12 and within approximately 20 minutes walk of Chelmsford City Centre offering multiple shopping facilities, entertainments, range of bars and restaurants and rail station to London Liverpool Street with fast and frequent trains.

EPC BAND C



ROOM DESCRIPTIONS

PROPERTY INFORMATION

General

Having main door and entrance to the first floor

Reception

Accommodation with approximate room sizes. Main reception entrance door and secure entry phone system giving access to :

Hall

Intercom, storage heater, airing cupboard housing hot water cylinder. Access to:

Lounge

15' x 11' 7" (4.57m x 3.53m) Window to rear elevation, TV Aerial, BT Point, Storage heater. Access to :

Kitchen

Window to rear, tiled floor, fully fitted kitchen with white goods.

Bedroom One

12' 6" x 9' 3" (3.81m x 2.82m) Enjoying views over the central residents' garden. Panel heater to wall.

BedroomTwo

9' 4" x 7' 3" (2.84m x 2.21m) Window to front, Panel Heater.

Bathroom

Double shower tray for walk in shower. Low flush WC, wash hand basin, full and half tiling to walls, extractor fan and Dimplex convector heater.

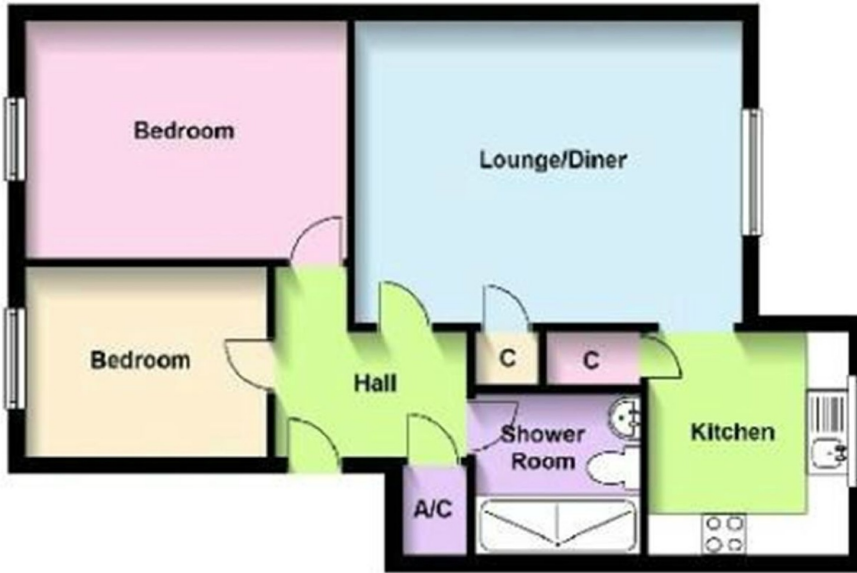
Outside

Large communal gardens. Residents' bin store. One parking space within residents parking area. (Non-allocated)



Mid Floor Flat

Approx. 51.9 sq. metres (559.0 sq. feet)



Total area: approx. 51.9 sq. metres (559.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows 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.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		80	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		70	73
England, Scotland & Wales		EU Directive 2002/91/EC	