



Harberd Tye, Chelmsford, Essex, CM2 9GJ

Council Tax Band D (Chelmsford City Council)

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Offers in Excess of £250,000

ACCOMMODATION:

Bond Residential are delighted to offer for sale this well presented two bedroom top floor apartment. The property offers an entrance hall, spacious living/dining room, separate fitted kitchen with built in oven and hob, two double bedrooms, master bedroom with recently refurbished en suite shower room, family bathroom with modern white suite. The current owners have fitted Karndean flooring throughout the entrance hallway, living/dining room & kitchen to provide a contemporary feel that flows throughout the apartment. The apartment has the added bonus of having a loft which is accessed by a pulldown ladder and provides additional storage. Externally the development benefits from landscaped communal gardens and an allocated parking space.

LOCATION:

The property is located within walking distance of the city centre there is also a regular bus service which runs along Beehive Lane and provides access to the City Centre & Mainline Station. 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 including Hamptons sports & leisure located at the edge of the Clarion Gate development, there are a selection of local parks including Chelmer Park, multiple gyms including Virgin Active, Ab Salute Gym and the newly refurbished Riverside Ice & Leisure Centre. Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglia Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 which provide access to the M25 and M11.

TENURE: Leasehold

GROUND RENT: £123 Every 6 Months = £246pa.

SERVICE CHARGE: £157 Per month = £1,884pa

LEASE LENGTH REMAINING: 135 Years.

COUNCIL TAX BAND: D

- Top Floor Modern Apartment
- Spacious Lounge & Dining Area
- Fitted Kitchen

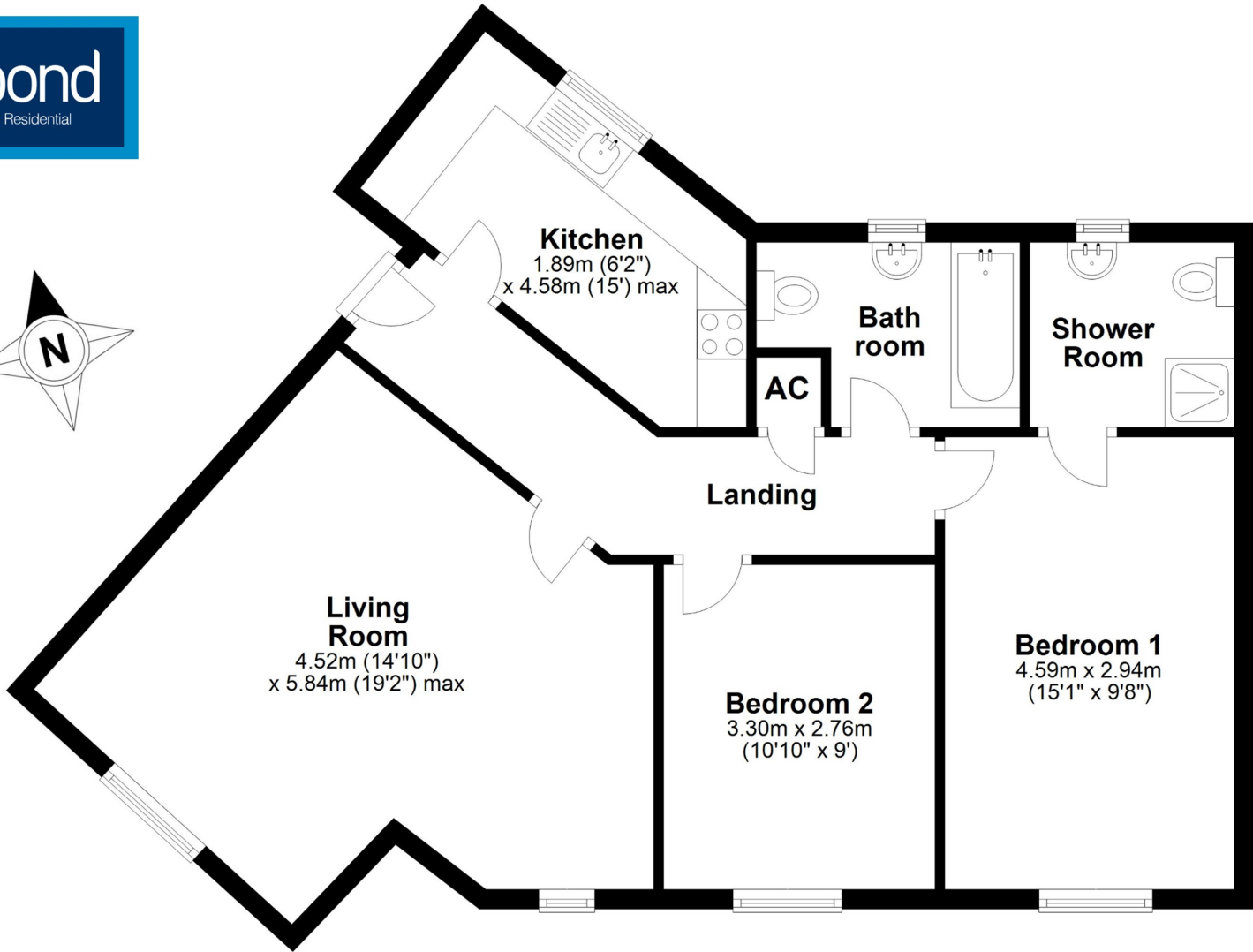
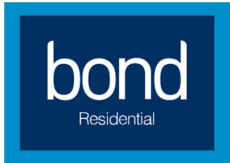
- Master Bedroom & En Suite Shower Room
- Bathroom With Modern White Suite
- Allocated Parking Space







Second Floor



APPROX INTERNAL FLOOR AREA 72 SQ M (780 SQ FT) This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes **Copyright Bond Residential 2023**

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