



Godfreys Mews, Old Moulsham, Chelmsford, Essex, CM2 0XF

Council Tax Band C (Chelmsford City Council)

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Guide Price £240,000 Leasehold

Guide Price £240,000 - £250,000

The first floor apartment is being offered for sale with no onward chain and features an entrance hall with built in airing cupboard, living/dining room, fitted kitchen with integrated appliances, a master bedroom with fitted wardrobes, second bedroom, shower room with modern white suite, externally the apartment has an allocated parking space. The property benefits from an intercom entry system, double glazed sash windows, electric heating and an extended lease.

LOCATION:

Godfreys Mews is situated just off Moulsham Street within the The Old Moulsham quarter which is a highly desirable area comprising mainly of Victorian, Edwardian and 1930's style homes with the occasional new build. The property is situated within walking distance of Chelmsford city centre and mainline station as well stepping foot out onto Moulsham Street with its array of boutique shops. Old Moulsham offers two local primary schools and Moulsham high school is also conveniently located close by.

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.

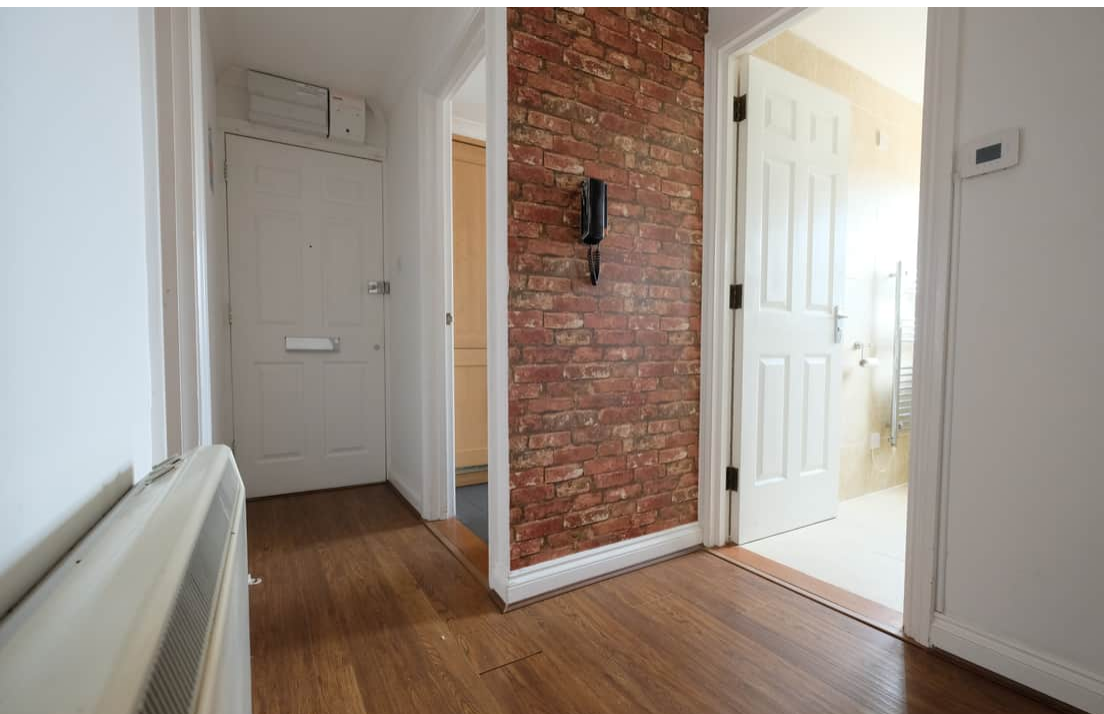
Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection of gyms including the newly refurbished Riverside Ice & Leisure, the nearby Oaklands park and Central park provide pleasant open spaces. Chelmsford is renowned for its educational 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 Anglian 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 easy access of the A12 and A414 which provide access to the M25 and M11

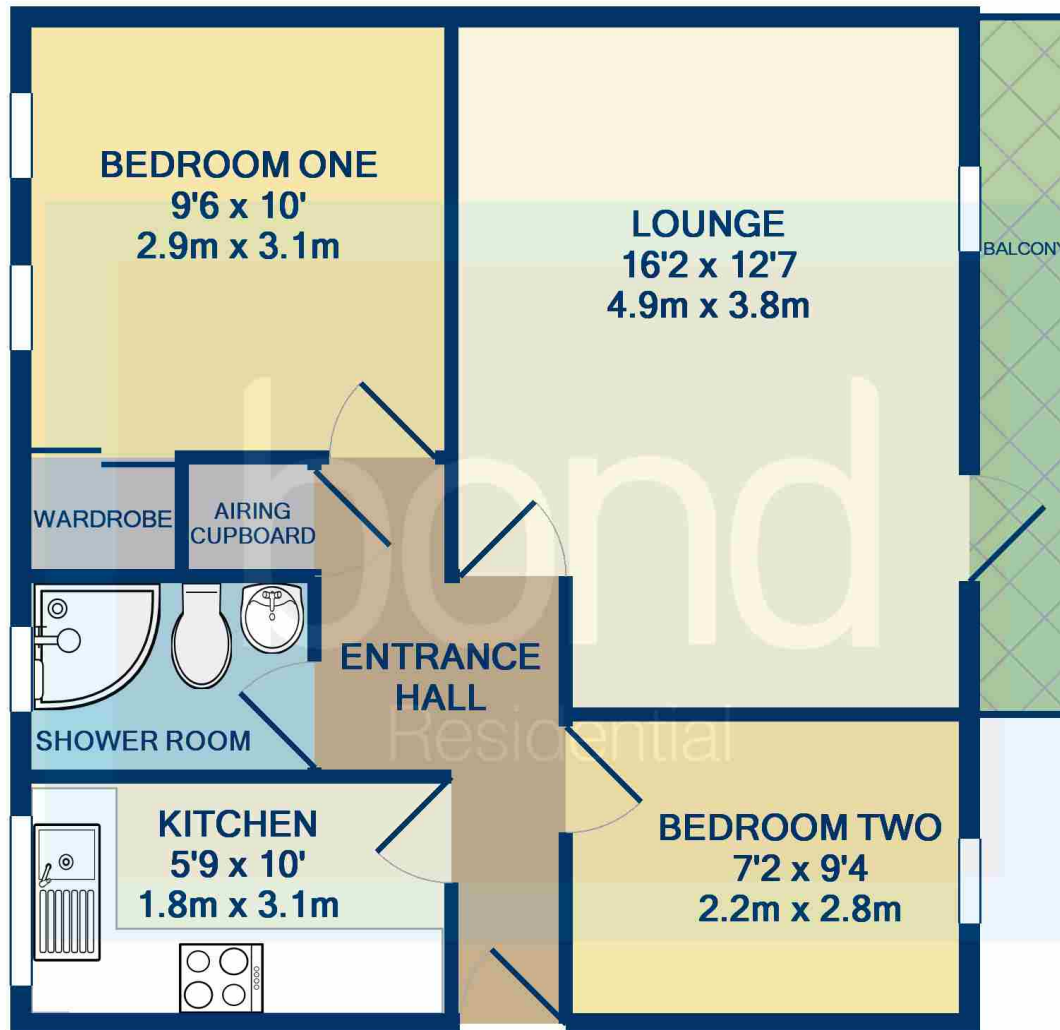
Tenure: Leasehold **Lease:** 215 years from and including 24 June 1988 **Ground Rent:** £150 per annum **Service Charge:** £1350 per annum **Council Tax Band:** C
EPC Rating: C

- Modern First Floor Apartment
- Fitted Kitchen with built in appliances
- Modern Shower Room
- Walking distance of Chelmsford Station
- No Onward Chain

- Spacious Lounge/Diner
- Two Bedrooms
- One Allocated Parking Space
- Balcony
- Lease with 215 years remaining







TOTAL APPROX. FLOOR AREA 516 SQ.FT. (47.9 SQ.M.)
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