

FOR SALE

£180,000 Leasehold



63 Stapleford Close, Chelmsford, Essex, CM2 0RB

- ONE BEDROOM FIRST FLOOR APARTMENT
- LOUNGE / DINER
- FITTED KITCHEN
- BEDROOM WITH WARDROBE RECESS
- ELECTRIC HEATING
- ENTRY PHONE SYSTEM
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN
- VIEWING ESSENTIAL
- 900 + YEARS REMAINING ON THE LEASE
- CURRENT SERVICE CHARGES OF APPROXIMATELY £100 PER MONTH
- PEPPERCORN GROUND RENT



PROPERTY DESCRIPTION

Located within striking distance of Chelmsford City Centre which offers excellent shopping facilities, entertainments and rail services to London Liverpool Street, is this one bedroom first floor apartment. The accommodation comprises entry- phone access, lounge/diner, fitted kitchen and a double bedroom with wardrobe recess. The property further benefits from double glazed windows, electric heating and an allocated parking space. No Onward Chain (Council Tax Band B)



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

First floor entrance door leads into the entrance hall.

Entrance Hall

Storage cupboard, electric heater, entry phone system, doors to:

Lounge/Diner

13' 3" x 10' 6" (4.04m x 3.20m)

Double glazed windows to side and front, electric heater.

Fitted Kitchen

9' 10" x 7' 9" (3.00m x 2.36m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, integrated electric oven (installed November 2018) and hob with extractor over, airing cupboard, washer/dryer to remain (installed November 2024), fridge and freezer to remain, wall mounted electric heater.

Bathroom

Obscure double glazed window to side, low level wc, wash hand basin, panelled bath with shower over, wall mounted electric heater, extractor.

Bedroom

10' 3" x 7' 10" (3.12m x 2.39m)

Double glazed window to rear, wall mounted electric heater.

Exterior

Communal gardens and an allocated parking space.

Services

All main services are connected with the exception of gas.

Lease Information

We have been informed by the current Vendors of the following information:

954 years remain on the lease - (The lease was created on 1st January 1980 with a 999 year term)

Service Charge for current period - £1112.60 pa

Ground Rent - Peppercorn

Viewings

By prior appointment with Balch Estate Agents.

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.

Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.





Floor Plan

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+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Chelmsford
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