



31 County Place, Chelmsford, Essex, CM2 0RF

£300,000 Leasehold

Situated in the popular County Place development, McCartney Sales are pleased to present this modern two bedroom first floor apartment 0.7 miles from the city centre and mainline railway station.

The property offers an en-suite to the master, family bathroom, good size lounge/diner with Juliette balcony, outside there is allocated parking with visitor's parking spaces. This property is offered for sale with no onward chain.

Entrance door to:

Entrance Hall

Wood style laminated flooring, radiator, built in airing cupboard, entry phone system

Lounge 4.39m (14'5) x 4.11m (13'6)

Sash style double glazed window to side and French doors onto Juliet balcony to front, two radiators, coved ceiling, door to;

Fitted Kitchen 2.59m (8'6) x 1.88m (6'2)

Double glazed sash style window to front aspect, fitted with a range of eye level and base units with working surfaces incorporating inset one and a quarter bowl sink unit, integrated washing machine and dishwasher, inset gas hob with oven beneath and concealed filter hood over, built in fridge and freezer, cupboard housing wall mounted gas boiler, splash back tiling, tiled floor, radiator.

Bedroom One 3.51m (11'6) x 2.95m (9'8)

Sash style double glazed window to front aspect, double radiator, two fitted double wardrobes, wood style laminated flooring, coved ceiling, door to :-

En-Suite

Obscure sash style window to side, white suite comprising; shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, shaver point, radiator, tiled floor.

Bedroom Two 3.99m (13'1) x 2.57m (8'5)

Sash style double glazed window to front aspect, radiator, wood style laminated flooring, coved ceiling.

Bathroom

Obscure double glazed window to rear aspect, white suite comprising; panelled bath with mixer tap and shower attachment, close coupled WC, wash hand basin inset into vanity unit with cupboard beneath, splash back tiling, tiled floor, radiator, shaver point, extractor fan.

Outside

There are communal gardens, allocated parking bay and visitor's parking bays.

WE HAVE BEEN ADVISED THAT THE ANNUAL CHARGES ARE:

SERVICE CHARGE £700 PER ANNUM

GROUND RENT £75 PER ANNUM

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- LIVING ROOM

Mid Floor Flat

Approx. 59.5 sq. metres (640.5 sq. feet)



Total area: approx. 59.5 sq. metres (640.5 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.

