



# 33 Fulcher Avenue, Chelmer Village, Chelmsford, Essex, CM2 6QN

- ONE BEDROOM GROUND FLOOR APARTMENT
- SINGLE GARAGE AND PARKING
- ENTRY PHONE SYSTEM
- LOUNGE / DINER
- FITTED KITCHEN
- BATHROOM
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED
- 968 YEARS REMAINING ON THE LEASE
- SHARE OF FREEHOLD



## PROPERTY DESCRIPTION

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Located within this small development of just 9 apartments, is this well presented one bedroom ground floor apartment. The accommodation comprises of an entrance hall, lounge/diner, fitted kitchen, bathroom and good sized bedroom. The property further benefits from electric heating, double glazing, an entry phone system and is also being offered with a lease of 968 years remaining, SINGLE GARAGE and the added advantage of NO ONWARD CHAIN. (Council Tax Band - B)

The property is located within Chelmer Village and is ideally located for the local doctors' surgery and ASDA superstore with associated amenities, Chelmer Village Retail Park and excellent bus routes connecting to Chelmsford city centre offering multiple shopping facilities, entertainments, Essex County Cricket Ground and main line rail connections to London Liverpool Street.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into entrance hall

### ENTRANCE HALL

Entry phone system, airing cupboard, doors to:

### BEDROOM

10' 11" x 10' 8" (3.33m x 3.25m)

Double glazed window to front

### BATHROOM

Panelled bath with shower over, low level wc, wash hand basin, extractor fan, wall mounted electric heater.

### LOUNGE/DINER

16' 7" x 9' 8" (5.05m x 2.95m)

Door to kitchen, double glazed window to rear and side.

### FITTED KITCHEN

11' 6" x 5' 1" (3.51m x 1.55m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, stainless steel sink unit, space and plumbing for washing machine, integrated electric oven and hob with extractor over, space for fridge/freezer.

### EXTERIOR

The property is surrounded by well kept communal gardens and there is a single garage and parking in block which is accessed via Wilshire Avenue.

### SERVICES

ALL SERVICES ARE CONNECTED WITH THE EXCEPTION OF GAS.

### LEASE INFORMATION

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

There are 968 years remaining on the lease.

The Ground Rent is £50 pa

The Service Charge for 2024 is £1665.60 pa plus there is a reserve fund charge of £276.76

### VIEWINGS

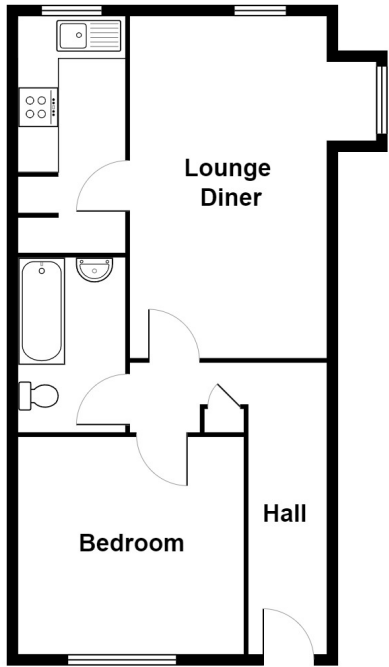
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

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.





Ground Floor Flat



Total Area: 44.3 m<sup>2</sup> ... 477 ft<sup>2</sup>



AIW Energy Assessors Limited  
Energy Performance Certificates | Floor Plans  
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Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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