



# 46 Fox Crescent, Chelmsford, Essex, CM1 2BH

- First Floor Masionette
- One Bedroom
- Own Rear Garden
- Walking Distance to Local Amenities
- Close Proximity to Chelmsford's City Centre and Train Station
- Double Glazed Windows



## PROPERTY DESCRIPTION

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Located to the West of Chelmsford is this bright and airy one bedroom first floor maisonette benefiting from its own garden. Accommodation offers a good size kitchen / breakfast room, living room, bedroom and bathroom. The property benefits from double glazing, gas central heating.

The property is conveniently located close to Chelmsford's city centre and the mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and local amenities. It is served by a number of Ofsted rated "Good" and "Outstanding" primary and secondary schools, including top performing grammar schools KEGS and CCHS. Chelmsford city centre boasts a wider array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11.



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Entrance door leading through to;

### Entrance Hall

Window to side aspect, stairs rising to first floor.

### First Floor Landing

Window to side aspect, storage cupboard, access to kitchen / breakfast room, living room, bathroom and the bedroom.

### Kitchen / Breakfast Room

4.37m x 2.97m (14' 4" x 9' 9")

Windows to rear aspect, base units with work surfaces over, inset sink and drainer, space for appliances, fitted storage cupboards and a wall mounted combination boiler.

### Living Room

4.39m Max x 3.18m (14' 5" Max x 10' 5")

Windows to front aspect, fitted unit.

### Bedroom One

2.87m x 2.26m (9' 5" x 7' 5")

Window to front aspect.

### Bathroom

2.74m x 2.16m (9' 0" x 7' 1")

Window to rear aspect, white suite comprising low level WC, wash hand basin, paneled bath with shower attachment.

### Exterior

The property is approached from a pathway providing access to the front entrance door, to the right hand side of the property is the garden area which is mainly laid to lawn with a selection of flowers and shrubs and a apple tree.

### Agents Note:

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - A

EPC - TBC

### Lease Details:

Lease - 118 years remaining

Service Charge; £ 40.61 per month.

Ground Rent; £10 per annum

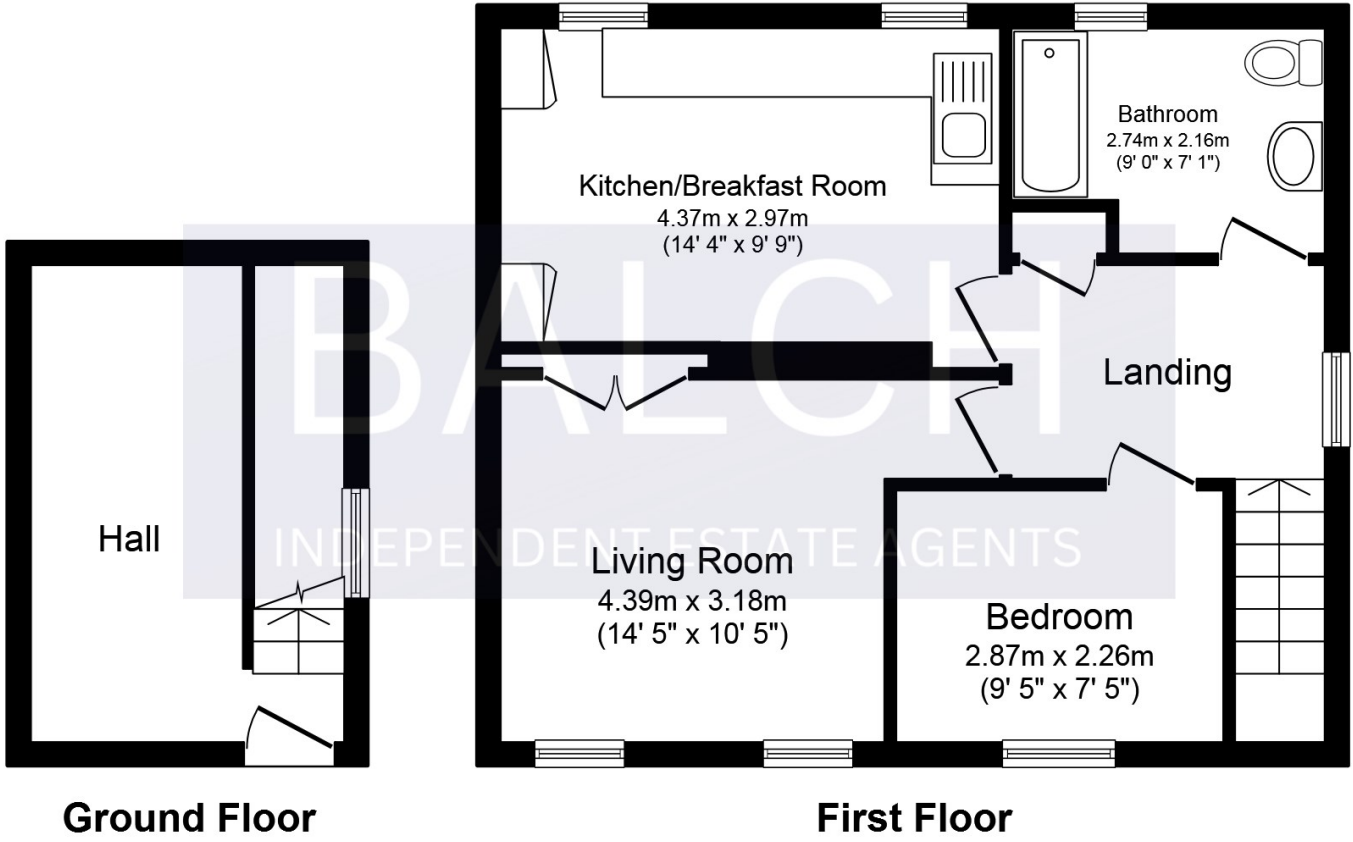
To be confirmed by Solicitors.

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.

### Viewings:


By prior appointment with Balch Estate Agents.





Total floor area 56.5 m<sup>2</sup> (608 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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>	74	75
(55-68)	<b>D</b>		
(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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