



5 Goodwin Close, Chelmsford, Essex. CM2 9GX

- TOP FLOOR APARTMENT
- TWO BEDROOMS
- FITTED KITCHEN
- LIVING ROOM
- ALLOCATED PARKING
- EXCELLENT LOCATION
- LOFT STORAGE
- NO ONWARD CHAIN





PROPERTY DESCRIPTION

Situated in a sought after cul-de-sac location is this two bedroom top floor apartment being offered with no onward chain. The property offers bright and airy, well configured accommodation throughout, an entrance hall provides access to a lounge / diner, fitted kitchen, modern bathroom and two bedrooms with the added benefit of loft space / storage. Externally the property is set back overlooking a mature greensward and has an allocated parking space.

The property is situated close to local amenities and shops as well as being situated close to the River Chelmer great for walking and nature spots. Chelmsford city centre and mainline train station is situated approximately 2 miles from the property. Chelmsford's train station provides direct links to London Liverpool Street (journey time approximately 35 minutes) Chelmsford city centre boasts a wide 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

PROPERTY INFORMATION

(With approximate room sizes)

Communal entrance door (to only three apartments) with stairs rising to the third floor provides access to;

Entrance Hall

Providing access to all rooms, storage cupboard, airing cupboard and loft access.

Lounge /Diner

4.54m x 3.59m (14' 11" x 11' 9")

Double glazed window to front aspect.

Kitchen

1.88m x 3.6m (6' 2" x 11' 10")

Double glazed window to rear aspect, range of matching wall and base units with work surfaces over, inset sink and drainer, integrated electric oven with extractor fan over, space for dishwasher and fridge / freezer. integrated washing machine, breakfast bar and pantry style cupboard.

Bedroom One

3.31m x 3.16m (10' 10" x 10' 4")

Double glazed windows to front and side aspects.

Bedroom Two

3.12m x 2.93m max (10' 3" x 9' 7")

Double glazed window to rear aspect.

Bathroom

1.88m x 1.8m (6' 2" x 5' 11")

Double glazed window to side aspect, low level WC, wash hand basin, panelled bath with shower over.

Exterior

To the front of the property is a delightful, mature greensward area, to the rear the property benefits from an allocated parking space and a bike store.

Services

All main services are connected.

Lease Information

Ground Rent - tbc

Service Charge - tbc

Lease 135 years remaining

To be confirmed by solicitors.

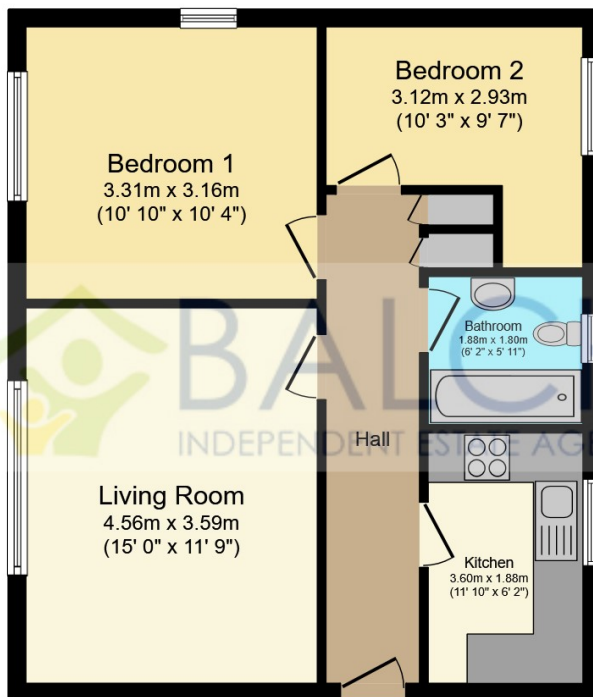
Viewings

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.



FLOORPLAN



Floor Plan

Floor area 53.9 sq.m. (580 sq.ft.) approx

Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

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

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