



14 Stanley Rise, Chelmer village, Chelmsford, Essex, CM2 6PL

- No Onward Chain
- Ground Floor Masionette
- Two Bedrooms
- Two Allocated Parking Spaces
- Beautifully Presented
- Close Proximity To Chelmsford's City Centre and Train Station



PROPERTY DESCRIPTION

Being offered to the market with no onward chain is this modern and contemporary two bedroom ground floor maisonette with the added benefit of two allocated parking spaces. Accommodation comprises an entrance porch, lounge / diner, modern fitted kitchen, two bedrooms and a bathroom. Externally the property enjoys communal garden space and has the added benefit of two allocated parking spaces.

The property is located within the popular area of Chelmer Village, located to the East of Chelmsford's city centre. The area offers excellent local schooling, local parks and road links, a range of local amenities including Chelmer Village retail park with a selection of shopping facilities, Asda superstore. There are a selection of pubs and restaurants also within the area. The River Chelmer flows along the Southern and Eastern edges and forms part of the Chelmer and Blackwater Navigation and is popular for fishing, canoing and dog walks.

A regular bus services runs through Chelmer Village, providing access to the city centre and mainline train station. Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, Chelmer Village is also conveniently located within easy access of the A12 which provide access to the M25 and M11. Chelmsford's city centre offers a thriving nightlife with a selection of bars and places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Porch

4' 6" x 2' 7" (1.37m x 0.79m)

Door leading through to;

Lounge / Diner

11' 3" Max x 20' 2" (3.43m Max x 6.15m)

Windows to the side and rear aspects, access through to the;

Inner Hallway

Opening through to the Kitchen, access provided to bedrooms, one and two, bathroom and an airing cupboard.

Kitchen

9' 9" x 5' 6" (2.97m x 1.68m)

Window to front aspect, range of matching wall and base units with work surfaces over, inset sink with drainer, integrated electric oven, hob with extractor fan over, space for appliances.

Bedroom One

10' 1" x 9' 9" (3.07m x 2.97m)

Window to front aspect.

Bedroom Two

8' 4" x 6' 8" (2.54m x 2.03m)

Window to rear aspect.

Bathroom

7' 1" x 6' 1" (2.16m x 1.85m)

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

Exterior

The property benefits from two allocated parking spaces and is surrounded by pleasant well, maintained communal areas which are laid to lawn.

Agents Note

The property benefits from double glazing throughout and electric heating.

Broadband - BT Fibre and Sky available.

Council Tax Band - B

EPC - D

Lease Details

Lease 189 years from 1990 . (156 years remaining)

We are advised by the current owner that the property is managed by a Right to Manage scheme.

Service Charge; circa £43 per calendar month.

Ground Rent; £75 per annum

Charges 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

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