



# 61 Searle Crescent, Broomfield, Chelmsford, Essex, CM1 7FN

- Ground Floor Apartment
- Open Plan Living Accommodation
- Beautifully Presented
- Allocated Parking Space
- Two Double Bedrooms
- Gas Fired Central Heating
- EPC Rating B
- 0.1 Mile to Broomfield Hospital



## PROPERTY DESCRIPTION

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Being offered to the market is this beautifully presented two double, bedroom ground floor apartment. Accommodation is bright and airy throughout and enjoys ample storage throughout, two double bedrooms, a modern shower room and open plan living space with a kitchen / diner / living room with French doors to the rear. Externally the property benefits from an allocated parking space, communal grounds and communal bike shed. The property benefits from high performance double glazing, gas central heating throughout and has the added benefit of an energy performance rating of a B.

The property is 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. Broomfield hospital is situated approximately 0.1 miles walking distance from the property and Springfield hospital approximately three miles.



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Communal entrance door with entry phone system provides access into a communal entrance hall, entrance door leading through to;

### Entrance Hall

Access to three spacious storage cupboards, open plan living accommodation, bedroom one, bedroom two and the shower room.

### Kitchen/ Diner / Living Room

7.37m x 3.55m (24' 2" x 11' 8")

Window to rear aspect, french doors opening to the front aspect. Open plan living area, the kitchen area comprises a range of modern, matching wall and base units with inset sink and drainer, integrated appliances including fridge / freezer, dishwasher, electric oven, gas hob with extractor hood over and cupboard housing wall mounted combination boiler.

### Bedroom One

4.03m x 3.12m (13' 3" x 10' 3")

Windows to front aspect.

### Bedroom Two

4.03m x 3.02m (13' 3" x 9' 11")

Window to rear aspect, fitted wardrobe.

### Shower Room

2.16m x 1.98m (7' 1" x 6' 6")

Window to front aspect, white suite comprising low level WC, wash hand basin, double width shower cubicle, heated towel rail.

### Exterior

The property benefits from an allocated parking space, communal bike shed and communal grounds.

### Agents Note

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

Broadband - BT Fibre and Sky available.

Council Tax Band - C

EPC - B

### Lease Details

Lease 245 years remaining

Service Charge £1956 Per Annum

Ground Rent £250 Per Annum

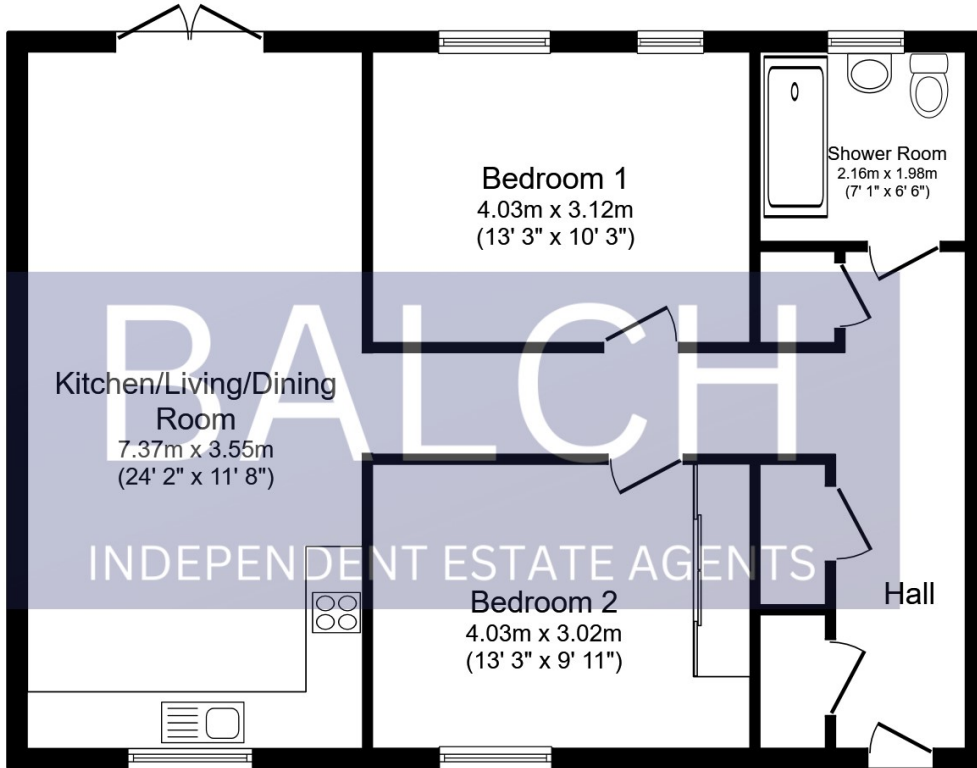
(To be confirmed by Solicitors)

### 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.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(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 	

Chelmsford  
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