



## 10 Regency Close, Chelmsford, Essex, CM2 6DU

- TWO BEDROOM FIRST FLOOR MAISONETTE
- LOUNGE/DINER
- FITTED KITCHEN
- BATHROOM AND SEPARATE CLOAKROOM
- GARAGE IN BLOCK
- COMMUNAL GARDENS
- CUL-DE SAC LOCATION
- CLOSE TO CITY AND STATION
- SHARE OF FREEHOLD
- NO ONWARD CHAIN



## PROPERTY DESCRIPTION

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Located within striking distance of Chelmsford city centre and train station is this good sized two bedroom first floor maisonette. The accommodation comprises of a bathroom with separate wc, lounge/diner, fitted kitchen and two bedrooms. The property further benefits from electric heating, double glazed windows, communal gardens, single garage in block, having a share of the freehold and is offered to the market with NO ONWARD CHAIN.

(Council Tax - Band C)



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Entrance door leads into the accommodation with stairs immediately rising to the first floor.

### First Floor Landing

Loft access, storage cupboard, doors to:

### Bedroom One

15' 0" x 9' 10" (4.57m x 3.00m)

Double glazed window to rear.

### Bedroom Two

11' 8" MAX x 9' 9" (3.56m x 2.97m)

Double glazed window to rear, storage cupboard.

### Bathroom

Double glazed window to side, panelled bath with shower over, wash hand basin.

### Separate WC

Double glazed window to side, low level wc.

### Lounge/Diner

17' 8" x 12' 5" (5.38m x 3.78m)

Double glazed window to front.

### Kitchen

10' 6" x 8' 4" (3.20m x 2.54m)

Fitted with a range of base and wall mounted storage cupboards, integrated electric oven and hob, space for fridge/freezer, space and plumbing for washing machine, stainless steel sink unit, built in storage cupboard.

### Communal Garden

Surrounding the property is a communal lawn area with adjoining drying and parking area where there are residents garages.

### Garage In Block

Up and over door.

### 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 fitting. Room sizes should not be relied upon for carpets and furnishings.

### Lease Information

We have been informed by the current Vendors that there is a share of the freehold and the current lease information is below:

985 years remain on the lease.

£64.35 pcm - Service Charge

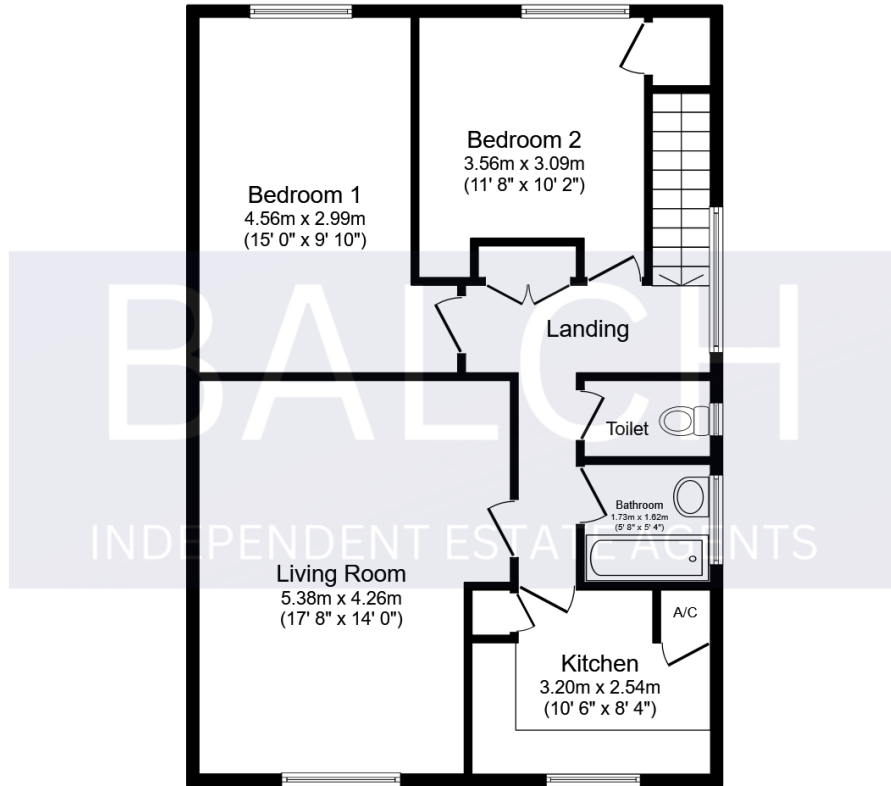
No Ground Rent payable.

### Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# FLOORPLAN



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](http://www.Propertybox.io)