

FOR SALE

£205,000 Leasehold



62 Melba Court, Writtle, Chelmsford, Essex, CM1 3EW

- WELL PRESENTED ONE BEDROOM APARTMENT
- SECOND FLOOR
- REFITTED BATHROOM
- DOUBLE GLAZED WINDOWS
- ELECTRIC HEATING
- REFITTED KITCHEN
- ENTRANCE HALL WITH ENTRY PHONE
- BEDROOM WITH FITTED WARDROBES
- ALLOCATED PARKING SPACE
- DUAL ASPECT LOUNGE/DINER



PROPERTY DESCRIPTION

Located within the popular village of Writtle, is this well presented one bedroom second floor apartment. The accommodation comprises of an entrance hall with entryphone system, recently refitted bathroom, bedroom with fitted wardrobes, dual aspect lounge and a refitted kitchen. The property further benefits from electric heating, recently replaced double glazed windows and doors, communal gardens and an allocated parking space.

The apartment is a short stroll from a bridleway with scenic walks into Chelmsford, plus Writtle Village itself with a selection of restaurants, Public Houses plus the Village Green with duck pond. There is also a good bus service into the City of Chelmsford.

(Council Tax Band - B)



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Personal door leads into the entrance hallway.

ENTRANCE HALL

Entry phone system, doors to:

RECENTLY REFITTED BATHROOM

Vanity wash hand basin, panelled bath with shower over, low level wc, airing cupboard,

LOUNGE/DINER

14' 4" x 10' 11" (4.37m x 3.33m)

Dual aspect with Juliet balcony

BEDROOM

13' 2" x 9' 4" (4.01m x 2.84m)

Double fitted wardrobe

REFITTED KITCHEN

8' 9" x 5' 10" (2.67m x 1.78m)

Fitted with a range of base and wall mounted storage cupboards, integrated fridge/freezer, integrated washing machine, integrated electric oven and hob with extractor over, ceramic sink unit.

EXTERIOR

The property is surrounded by communal gardens and there is an allocated parking space.

LEASE INFORMATION

We have been informed by the current Vendor of the following information:

Length of lease: 90 years remain

Service Charge: £325.31 per month

Ground Rent: £200 per annum

TB via solicitors

DIRECTIONS

From The Green or Bridge Street turn right into St Johns Green, take the first on the right into Lawford Lane and Melba Court will be located on the left hand side

SERVICES

ALL MAIN SERVICES ARE CONNECTED WITH THE EXCEPTION OF GAS.

VIEWINGS

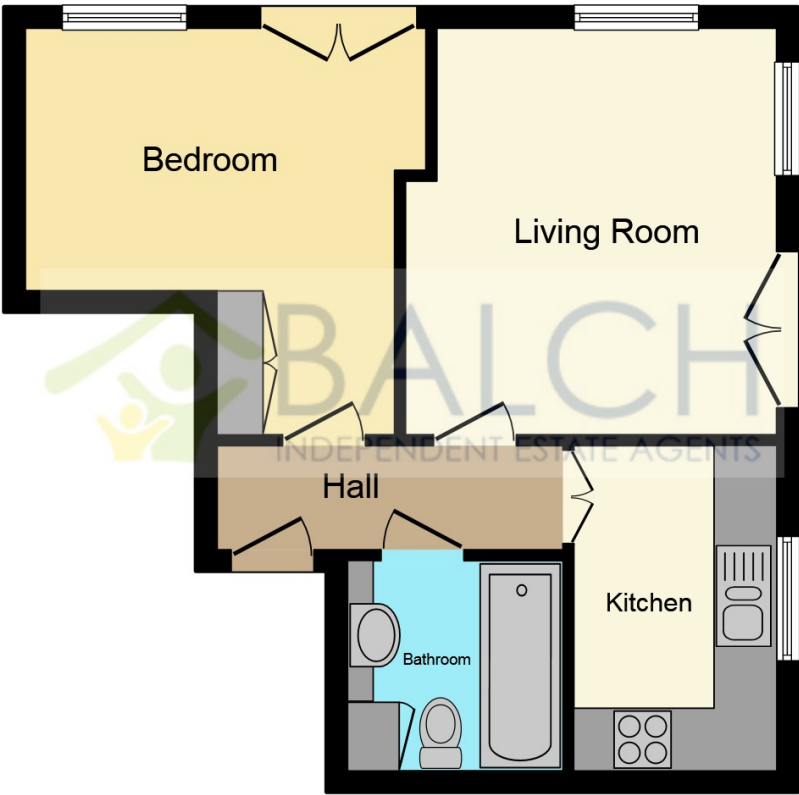
By prior appointment with Balch Estate Agents.

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.


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.





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

| Energy Efficiency Rating | | |
|---|---------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com