



# Primrose Hill, Chelmsford, Essex, CM1 2RQ

Council Tax Band C (Chelmsford City Council)

 1  2  1

£235,000 Leasehold

Bond Residential are delighted to offer for sale this first floor maisonette being sold with no onward chain situated within walking distance of the City centre & mainline railway station.

The property offers a lounge/diner, fitted kitchen, two bedrooms and a bathroom. Outside the property benefits from residents & visitors parking area to the rear of the property.

## LOCATION

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the recently refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

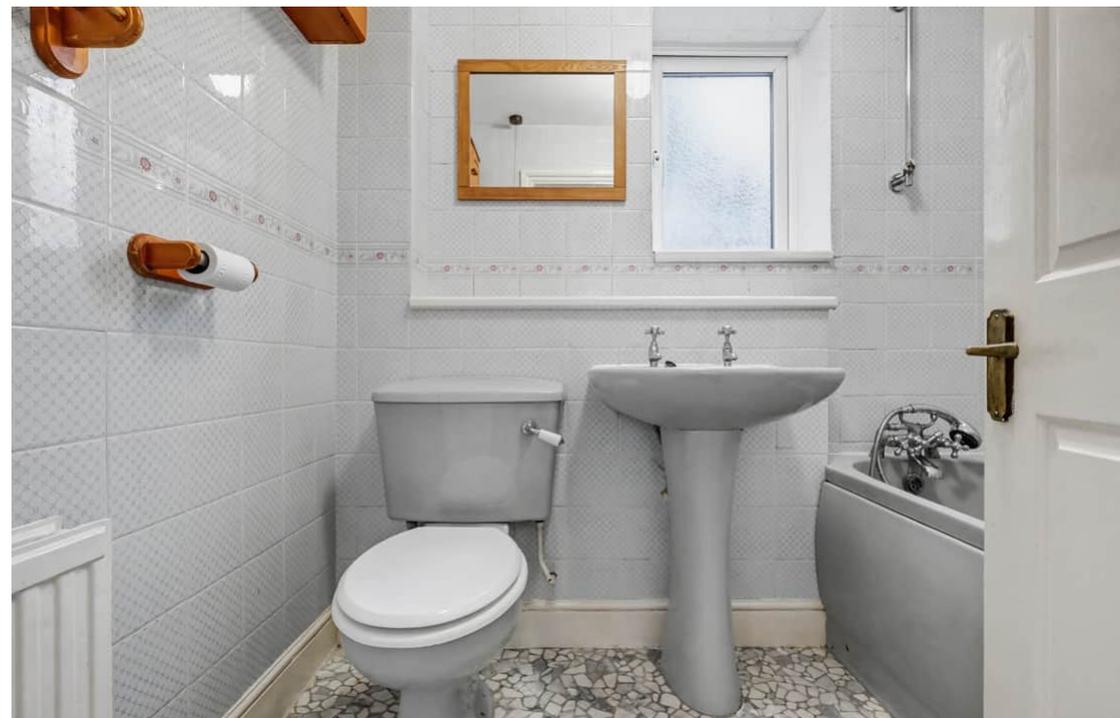
Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools.

Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes.

**Ground Rent:** Peppercorn **Service Charge:** £1500 per annum

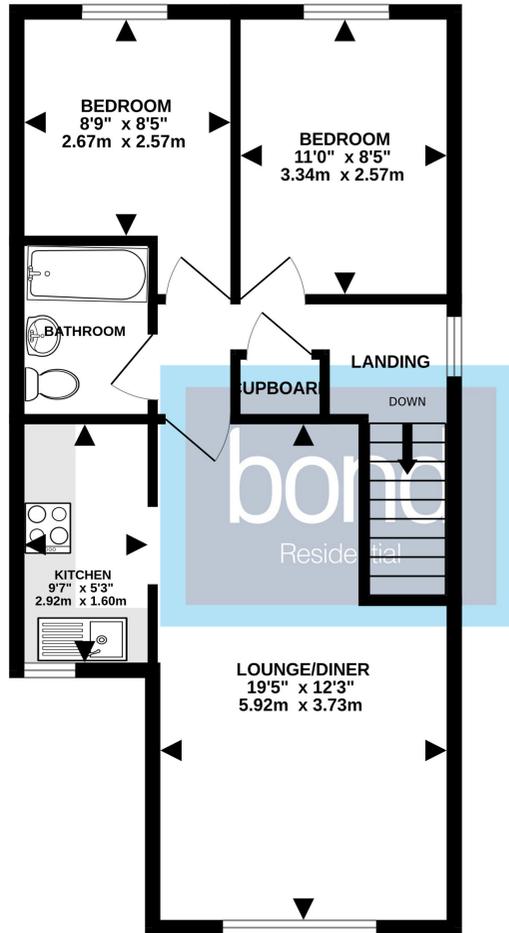
- First Floor Maisonette
- Lounge/Diner
- Fitted Kitchen
- Residents & Visitors Parking
- No Onward Chain
- Two Bedrooms
- Walking distance from Chelmsford Station & City Centre.
- Lease - 999 years from 1st October 1988





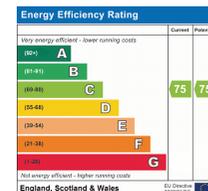


FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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