



63 Stapleford Close, Chelmsford, Essex. CM2 0RB

- FIRST FLOOR APARTMENT
- ONE BEDROOM
- ENTRY PHONE SYSTEM
- ELECTRIC HEATING
- ALLOCATED PARKING SPACE
- CLOSE TO CITY AND STATION



PROPERTY DESCRIPTION

A FIRST FLOOR ONE BEDROOM city centre apartment situated at the end of the block with windows to all aspects, being within walking distance of all shopping facilities and main line railway station. On the doorstep are both Essex County Cricket Ground and the Virgin One sports facility. The accommodation comprises entry-phone access, lounge 13'3" x 10'6", bedroom with wardrobe recess, fitted kitchen, bathroom with white suite, Economy 7 heating, allocated parking space adjacent.

****SUITABLE FOR A SINGLE OR PROFESSIONAL COUPLE ONLY****



ROOM DESCRIPTIONS

ACCOMMODATION (with approximate room sizes)

GROUND FLOOR

Communal entrance door to entrance hall with stairs to:

FIRST FLOOR

Entrance door into:

Reception Hall

Entry-phone system, cloaks cupboard, doors to:

Lounge

13' 3" x 10' 6" (4.04m x 3.20m) Electric Economy 7 heater, TV point, windows to two aspects.

Kitchen

9' 10" x 7' 9" (3.00m x 2.36m) Fitted with a range of contemporary style base and wall-mounted cabinets with roll top work surfaces and complementary tiled splashbacks, single drainer stainless steel sink unit with mixer taps, cupboards underneath, integrated ceramic hob and oven, side by side, fridge/freezer and washer dryer, lino flooring, window to rear aspect, built-in cupboard housing hot water tank and fitted shelving, wall-mounted Creda convector heater.

Bedroom

10' 3" x 7' 10" (3.12m x 2.39m) Window to rear, electric heater, wardrobe recess.

Bathroom

White suite comprising panel enclosed bath, overhead electric shower, low level w.c., wash hand basin, wall-mounted Creda convector heater, window to side.

OUTSIDE

Communal gardens, allocated parking space adjacent to the block.

SERVICES

All main services with the exception of gas.

VIEWING

By prior appointment with BALCH LETTINGS on 01245 -299111.

Folio No : 19 - 733

FLOORPLAN



Floor Plan

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