



Eglinton Drive, Chancellor Park, Chelmsford, Essex, CM2 6YL

Council Tax Band C (Chelmsford City Council)



£295,000 Leasehold

This beautifully presented modern two-bedroom first-floor apartment offers contemporary living throughout and enjoys an attractive outlook over the neighbouring sports fields.

The welcoming entrance hall includes an airing cupboard and leads through to a spacious open-plan living area designed to maximise light and versatility. The fitted kitchen features ample storage and workspace, seamlessly linking to the dining area, which is enhanced by double doors opening to a Juliette balcony at the front. The adjoining living area also benefits from double doors leading to the private balcony, providing relaxing views over the green open space to the rear. The property offers two well-proportioned bedrooms, including a generous principal bedroom complete with fitted wardrobes along one wall and a modern en suite shower room finished with a smart white suite. The second bedroom is ideal as a guest room, home office or dressing room, served by a stylish main bathroom featuring a contemporary white suite.

Externally, the property benefits from a garage for secure parking or storage, along with an additional visitors' car port space, adding convenience for guests.

Presented in excellent condition and offering a superb blend of comfort, style and practicality, this apartment is an ideal home or investment opportunity.

LOCATION

The Chancellor Park development benefits from an abundance of open green spaces, with a park area to the front of the development, children's play area off of Cornelius Vale and sports park which includes football pitches, sports pavilion, astro tennis courts, floodlit multi-use hard surface area (Tennis, Netball, Football) and Bowling green. Chancellor Park forms part of Chelmer Village which offers its own village square with a range of day to day amenities and superstore, two popular primary schools, a pre-school, retail park with a range of high street brands, there are a selection of restaurants around Chelmer Village as well as open park space. For the commuters there is a regular bus service to Chelmsford city centre and mainline station which offers a direct service to London Liverpool St in as fast as 35 minutes. For those requiring road access Chancellor Park is conveniently located within easy access of the A12 and A130.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure.

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 a selection of private schools.

Tenure: Leasehold **EPC Rating:** C **Council Tax Band:** C **Lease Start Date:** 22/01/2006 **Lease End Date:** 01/07/2130 **Lease Term:** 125 years from 1 July 2005 **Lease Term Remaining:** 104 years **Ground Rent:** £100 per annum **Service Charge:** £1440 per annum

- Modern first-floor two-bedroom apartment
- Open-plan kitchen, dining and living area
- Dining area with double doors and Juliette balcony
- Balcony overlooking sports fields to the rear
- Modern family bathroom with white suite

- Spacious entrance hall with airing cupboard
- Fitted kitchen with generous storage and workspace
- Living area with double doors to private balcony
- Principal bedroom with fitted wardrobes and en suite
- Garage plus additional visitors' car port parking

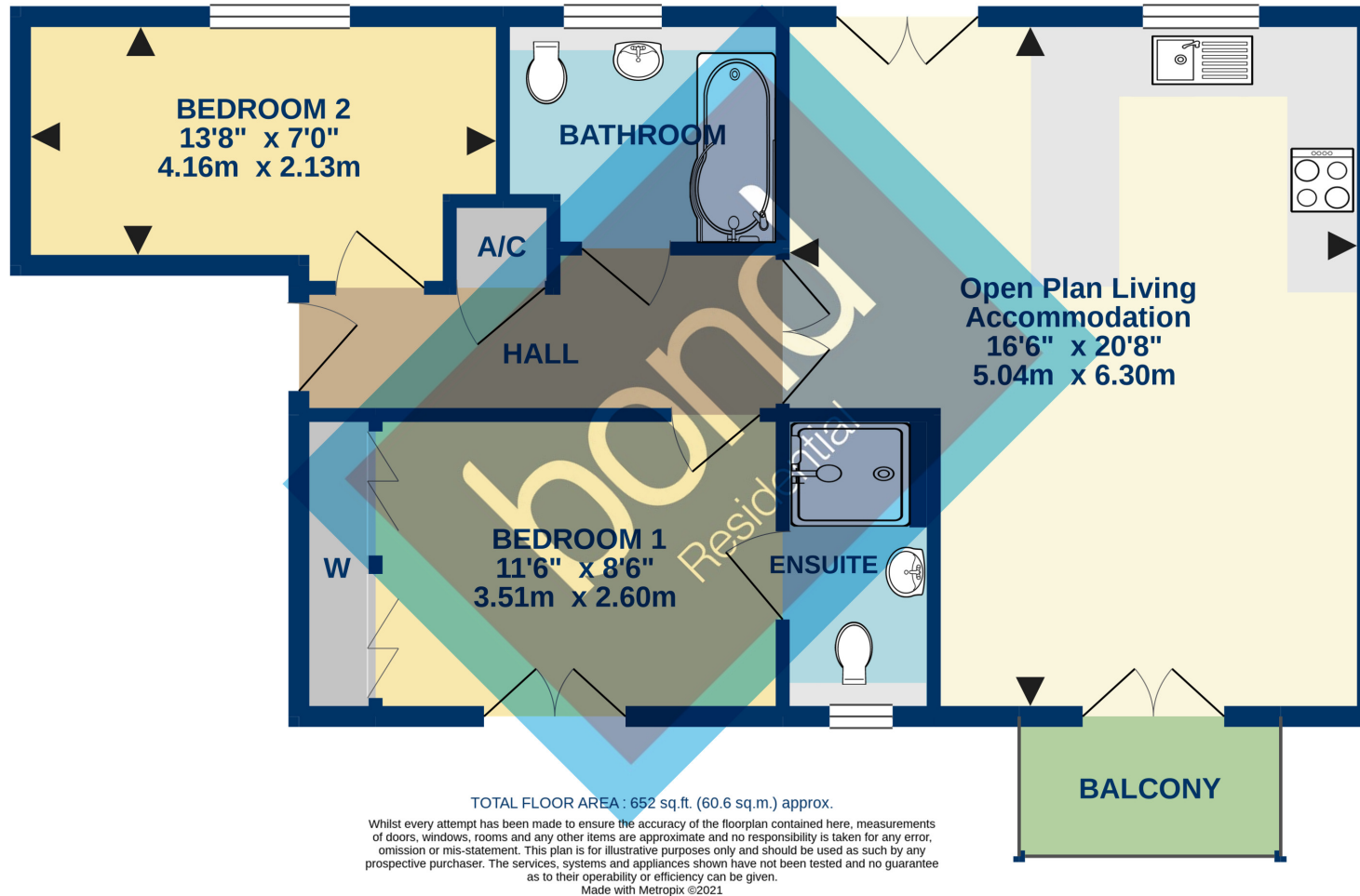








FIRST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



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