



## 34 Cavendish Gardens, Chelmsford, Essex, CM2 6BB

- TWO BEDROOM GROUND FLOOR APARTMENT
- ELECTRIC HEATING
- COMMUNAL GARDENS
- ALLOCATED PARKING AND VISITORS SPACE
- BATHROOM
- LOUNGE
- FITTED KITCHEN
- LONG LEASE
- NO ONWARD CHAIN
- VIEWING ADVISED



## PROPERTY DESCRIPTION

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LOCATED WITHIN CLOSE PROXIMITY OF CHELMSFORD CITY CENTRE IS THIS TWO BEDROOM GROUND FLOOR APARTMENT. THE ACCOMMODATION COMPRISES OF AN ENTRANCE HALL, TWO BEDROOMS, BATHROOM, LOUNGE, KITCHEN AND FURTHER BENEFITS FROM ELECTRIC HEATING, RECENTLY INSTALLED DOUBLE GLAZED WINDOWS, COMMUNAL GARDENS AND AN ALLOCATED PARKING SPACE PLUS VISITORS SPACE. (THE PROPERTY HAS 967 YEARS REMAINING ON THE LEASE AND IS OFFERED WITH NO ONWARD CHAIN) (Council Tax Band - B)

THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF CHELMSFORD CITY CENTRE WHICH OFFERS EXCELLENT SHOPPING FACILITIES, ENTERTAINMENTS AND RAIL SERVICES TO LONDON LIVERPOOL STREET.



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Personal entrance door leads into the entrance hall

### Entrance Hall

Airing cupboard, entry phone system, doors to:

### Bedroom One

12' 0" x 9' 0" (3.66m x 2.74m)

Double glazed window to front, electric heater.

### Bedroom Two

11' 2" x 7' 0" (3.40m x 2.13m)

Double glazed window to front, electric heater.

### Bathroom

7' 2" x 5' 10" (2.18m x 1.78m)

Low level wc, wash hand basin, panelled bath with shower over, wall mounted electric heater, extractor fan.

### Lounge

15' 0" x 8' 10" (4.57m x 2.69m)

Double glazed window to rear, two electric heaters, archway to kitchen.

### Kitchen

8' 10" x 6' 10" (2.69m x 2.08m)

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

### Lease Information

We have been advised that there are 967 years left on the lease and the service charge is £1110pa. The service charge has been paid for the current year (2025).

### Services

All main services are connected with the exception of gas.

### Viewings

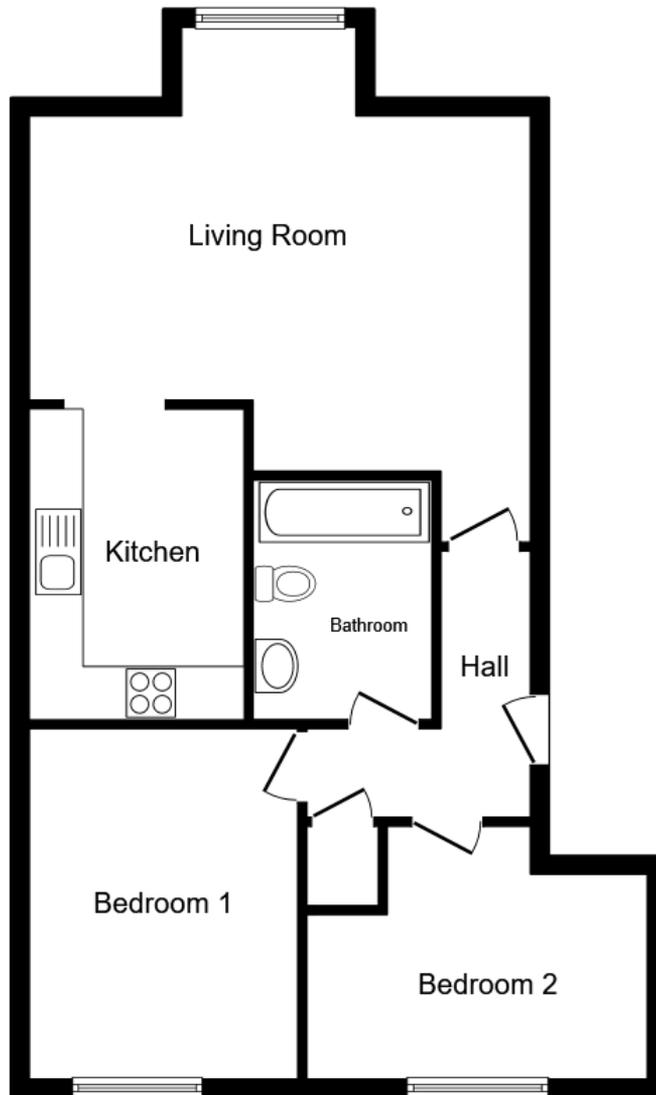
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

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.





**Floor Plan**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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