



# Old Court, Arbour Lane, Chelmsford, Essex, CM1 7UF

Council Tax Band B (Chelmsford City Council)



£230,000 Leasehold

Bod Residential are delighted to offer for sale this stunning one bedroom ground floor apartment ideally located within walking distance of Chelmsford City Centre and main line station.

The property offers an entrance hall, open plan living/kitchen with integrated appliances and double glazed double doors which overlook and lead onto a small patio area with electric awning giving shade on those long hot summer days. The double bedroom offers fitted wardrobes with the luxury shower room completing the internal accommodation. Outside the property benefits from residents parking and a large communal rear garden.

## LOCATION

Old Court is situated off of Arbour Lane which is conveniently located within a mile of the City Centre. 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, there are a selection of small parks and open areas located close to Arbour Lane including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the city centre.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University, as well as New Hall private school which is situated on the edge of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, The property is conveniently located located within 2.5 miles of the A12 which provide access to the M25 and M11.

125 Year lease from 25th March 1994.

Service Charge - £1266 PA

Ground Rent - £200 PA

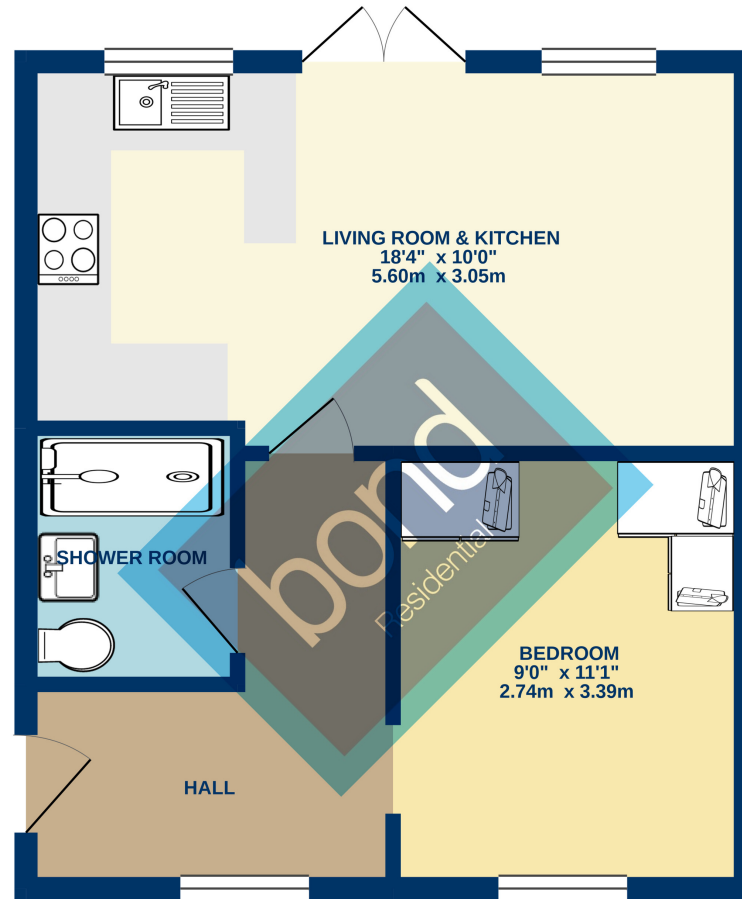
- Ground Floor Apartment
- Bedroom With Fitted Wardrobes
- Gas Central Heating
- Communal Garden
- \*\*See Agents Note\*\*
- Open Plan Living/Kitchen
- Luxury Shower Room
- Residents Parking area
- Fitted Kitchen & Appliances





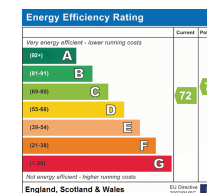


GROUND FLOOR



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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