



Lambourne Chase, Chelmsford, Essex, CM2 9FF

Council Tax Band C (Chelmsford City Council)



Offers In Excess Of £210,000 Leasehold

This modern ground floor apartment features open plan living accommodation with fitted kitchen and bay window, entrance hall, bedroom with fitted wardrobe and a four piece bathroom with separate shower cubicle. Externally the property benefits from an allocated parking space and communal grounds including a large green which is situated opposite the apartment.

LOCATION

Clarion Gate is a modern development centred around a striking village green built by Crest Nicholson and is located off of Beehive Lane in Great Baddow. Clarion Gate is conveniently situated within walking distance of Beehive Primary School and Great Baddow High School. There is a regular bus service which runs along Beehive Lane and provides access to 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 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.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 which provide access to the M25 and M11.

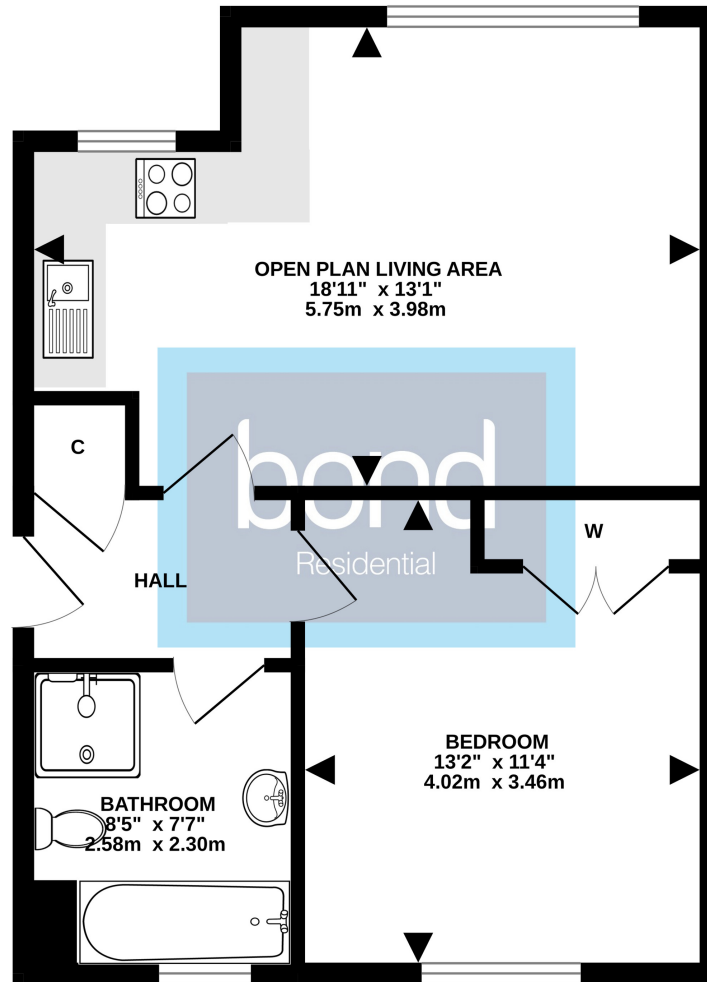
125 Year lease from 30/7/2010 - £250 PA Ground Rent - £1092 PA Service Charge

- Ground Floor Apartment
- Bedroom With Fitted Wardrobe
- Allocated Parking Space
- Double Glazed
- 125 Year Lease from 30/7/2010
- £1092.00 Annual Service Charge
- Open Plan Living Accommodation
- Four Piece Bathroom Suite
- Gas Fired Central Heating
- Viewing Highly Recommended
- £250 Annual Ground Rent





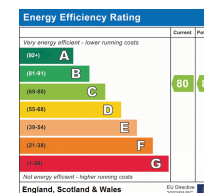
GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (44.0 sq.m.) approx.

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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