



# 7 Thompson Court, Broomfield Road, Chelmsford, Essex, CM1 1SJ

Council Tax Band C (Chelmsford City Council)



£175,000 Leasehold

This modern first floor city centre apartment is being sold with no onward chain and features an entrance hall, open plan living accommodation with fitted kitchen, bedroom and shower room with modern white suite. Externally the property benefits from an allocated parking space.

## LOCATION

Situated within easy access of Chelmsford city centre and mainline station. Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

There is a selection of parks and open spaces within close proximity including admirals park and central park. Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes.

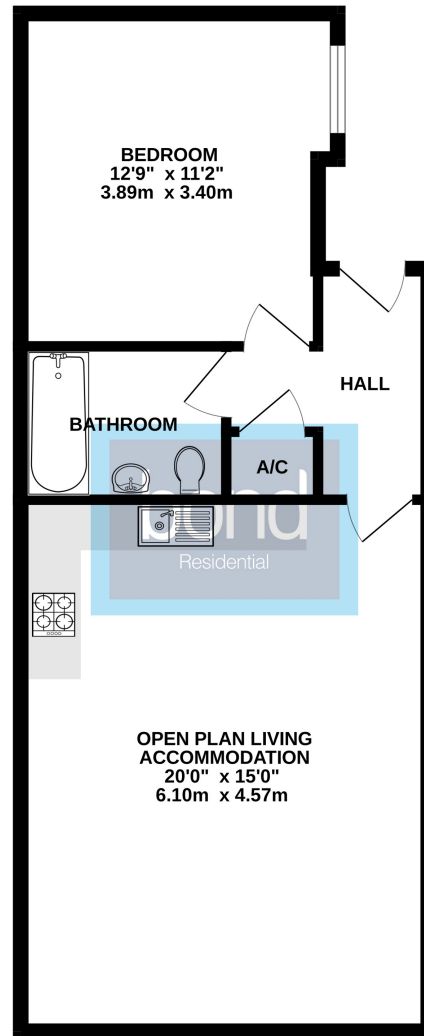
- Modern First Floor Apartment
- One Bedroom
- Allocated Parking Space
- No Onward Chain
- Open Plan Living Accommodation With Fitted Kitchen
- Shower Room With Modern White Suite
- Walking Distance Of Chelmsford Mainline Station & High Street
- Viewing Highly Recommended







FIRST 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.  
Made with Metropix ©2024

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

Energy Efficiency Rating		Current	Potential
100%	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
1-20%	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	78



78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)