



Jeffcut Road, Chelmer Village, Chelmsford, Essex, CM2 6XN

Council Tax Band B (Chelmsford City Council)



£200,000 Leasehold



#### THE PROPERTY:

This one bedroom top floor apartment features an entrance hall with security entry phone system, open plan living, kitchen & dining room, fitted kitchen with built in oven & hob, one bedroom with fitted wardrobes and a bathroom with modern white suite. The apartment benefits from UPVC double glazed windows and electric heating. Externally the property offers communal gardens & residents parking.

#### AREA GUIDE:

Jeffcut Road is situated in the Chelmer Village area of Chelmsford which is located to the east of the city centre. Chelmer Village is an extremely popular area for families due to its excellent schooling, local parks and road links. Chelmer Village offers two local primary schools, a range of local amenities including a village square with a selection of shopping facilities including Asda superstore, Chelmer Village Retail Park offers a variety of stores with a selection of well known High Street brands, there are also a selection of pubs and restaurants within the area. The River Chelmer flows along the southern and eastern edges and also forms part of the Chelmer and Blackwater Navigation and is a popular location for fishing, canoeing, dog walking and pleasure walks. There is a regular bus service which runs through Chelmer Village 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 extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the recently refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Chelmer Village.

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

TENURE: Leasehold

LEASE LENGTH REMAINING: 90 Years.

GROUND RENT: £127.20pa. We are advised by the current vendor there is an increase every 25 years. The increase will be determined by the sum that is 1/1250 of the capital value.

SERVICE CHARGE: £1827.58

COUNCIL TAX BAND: B

- Top Floor Apartment
- One Bedroom with Fitted Wardrobe
- Modern Bathroom Suite

- Open Plan Living Accommodation
- Fitted Kitchen.
- Residents Parking & Communal Gardens







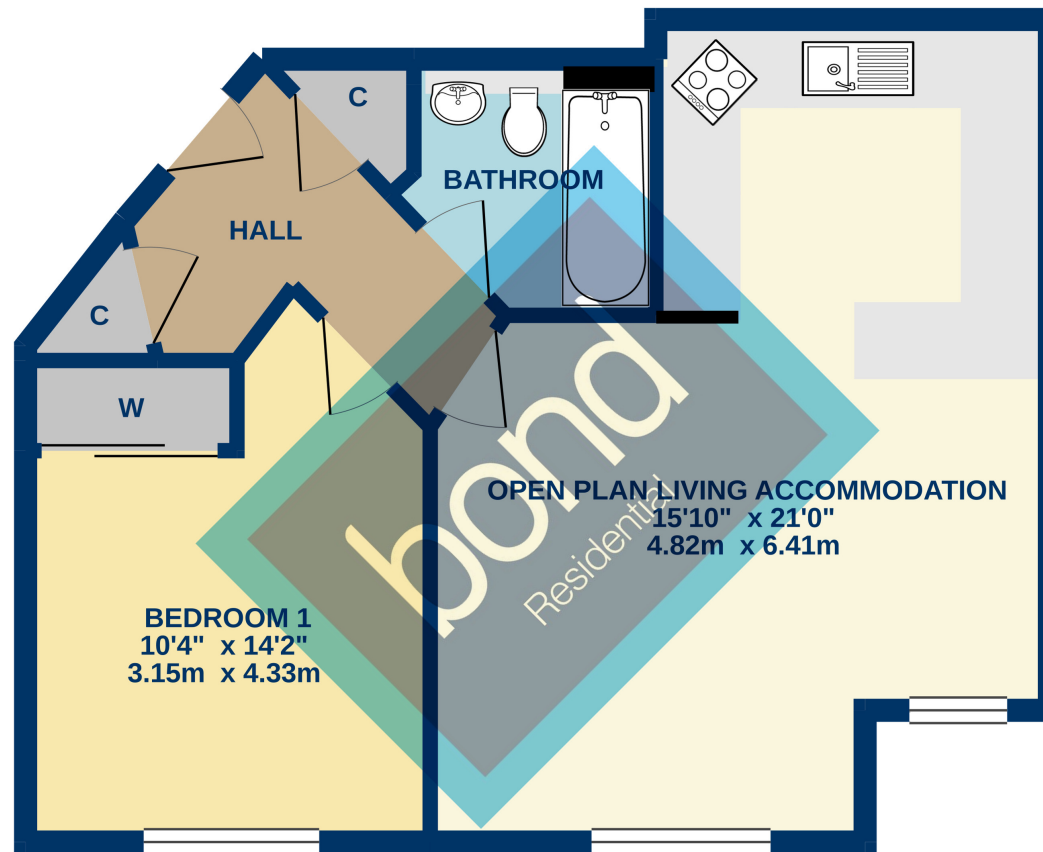








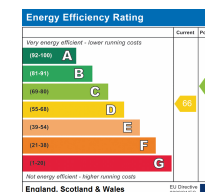
GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 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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