

bond
Residential

Goldlay Gardens, Old Moulsham, Chelmsford, CM2 0EN



Energy Efficiency Rating B



Offers in Excess of £270,000

Goldlay Gardens, Old Moulsham, Chelmsford, CM2 0EN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	83	83
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

ACCOMMODATION:

Bond Residential are delighted to offer for sale this modern one bedroom top floor apartment featuring a spacious entrance hall, open plan living/dining room with built in media wall and decorative wall panelling, fitted kitchen with built in appliances, double bedroom with fitted wardrobe and bathroom with modern white suite. Communal entrance hall with stairs and lift to all floors.

Externally the property benefits from a south facing balcony, landscaped communal gardens and residents parking.

LOCATION:

Goldlay Gardens is a unique development of apartments & maisonettes located in Old Moulsham 0.7 miles of Chelmsford's mainline station which provides a direct service to London Liverpool St with a journey time as fast as 28 minutes. 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, a selection of gyms including the recently refurbished Riverside Ice & Leisure, the nearby Hylands Park estate and Oaklands park provide pleasant open spaces. 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.

- **Top Floor Modern Apartment**
- **Fitted Kitchen With Built In Appliances**
- **Living/Dining Room**
- **South Facing Balcony**
- **Bedroom With Fitted Wardrobe**
- **Bathroom With Contemporary White Suite**
- **No Onward Chain**
- **Residents Parking**
- **Communal Landscaped Gardens**
- **Lift To All Floors**

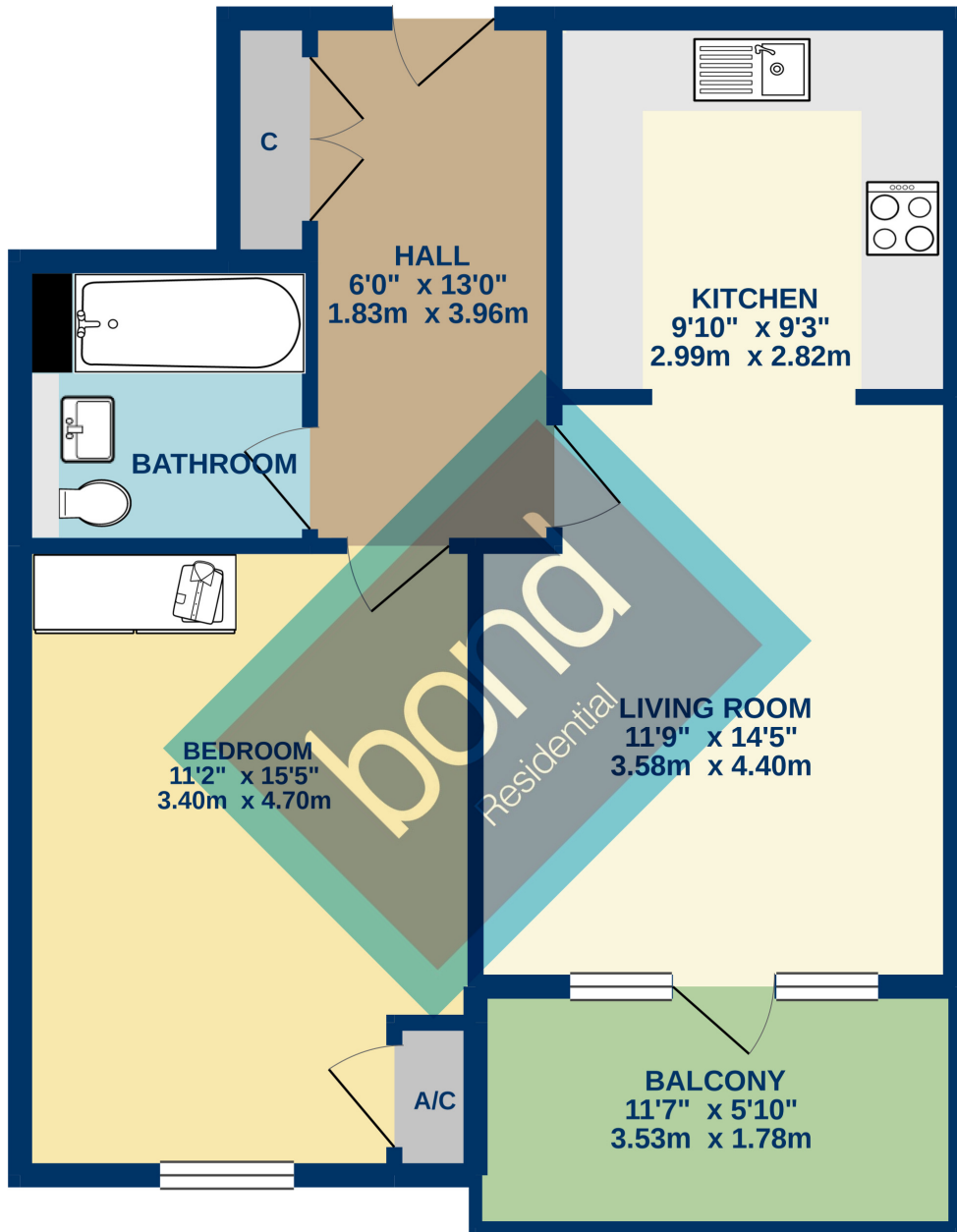


01245 500599

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SECOND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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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FLOORPLAN



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