



## 22 Stanley Rise, Chelmer Village, Chelmsford, Essex, CM2 6PL

- No Onward Chain
- Two Bedrooms
- Beautifully Presented
- Top Floor Apartment
- Allocated Parking Space
- Close Proximity To Chelmsford's City Centre and Train Station
- Loft Space
- Viewing Advised



## PROPERTY DESCRIPTION

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Being offered with the added benefit of no onward chain is this modern and contemporary two bedroom top floor apartment with loft space. Accommodation is bright and airy throughout and comprises an entrance hall, lounge / diner, modern fitted kitchen, two bedrooms and a bathroom. Externally the property enjoys communal garden space and an allocated parking space.

The property is located within the popular area of Chelmer Village, located to the East of Chelmsford's city centre. The area offers excellent local schooling, local parks and road links, a range of local amenities including Chelmer Village retail park with a selection of shopping facilities, Asda superstore. There are a selection of pubs and restaurants also within the area. The River Chelmer flows along the Southern and Eastern edges and forms part of the Chelmer and Blackwater Navigation and is popular for fishing, canoing and dog walks.

A regular bus services runs through Chelmer Village, providing access to the city centre and mainline train station. 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. Chelmsford's city centre offers a thriving nightlife with a selection of bars and 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.



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Communal entrance door with stairs rising to the second floor, entrance door leading through to;

### Entrance Hall

Access to lounge / diner, kitchen, two bedrooms, bathroom and airing cupboard. Access to boarded, spacious, insulated loft with electric connection.

### Lounge / Diner

3.4m Max x 7.10m Max (11' 2" x 23' 4")  
Window to front aspect. skylight windows to rear aspect, two Juliette balconies to the side aspect.

### Kitchen

3.01m x 1.7m (9' 11" x 5' 7")  
Window to front aspect, range of matching wall and base units with work surfaces over, inset sink with drainer, space for appliances.

### Bedroom One

3.01m x 3.04m (9' 11" x 10' 0")  
Window to front aspect, fitted wardrobe.

### Bedroom Two

2.01m x 2.5m (6' 7" x 8' 2")  
Skylight window to rear aspect.

### Bathroom

2.01m x 2.6m (6' 7" x 8' 6")  
Skylight window to rear aspect, low level WC, wash hand basin, paneled bath with shower attachment over.

### Exterior

The property benefits from an allocated parking space and is surrounded by pleasant well, maintained communal areas which are laid to lawn. To the front the property over looks a greensward.

### Agents Note

The property benefits from double glazing throughout and electric heating.  
Broadband - BT Fibre and Sky available.  
Council Tax Band - C  
EPC - D

### Lease Details

Lease 189 years from 1990 . ( 155 years remaining)  
We are advised by the current owner that the property is managed by a Right to Manage scheme.  
Service Charge; circa £636 per annum.  
Ground Rent; £75 per annum  
Charges to be confirmed by Solicitors.

### Viewings

By prior appointment with Balch Estate Agents. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

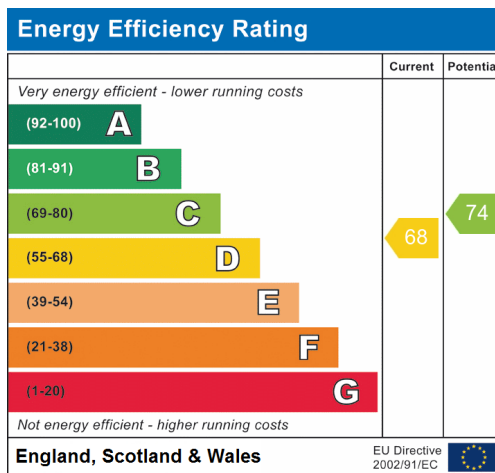


# FLOORPLAN & EPC



**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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