

Writtle Road, Chelmsford, Essex, CM1 3WQ



Energy Efficiency Rating C



£250,000

# Writtle Road, Chelmsford, Essex, CM1 3WQ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	72	82
(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 this well presented two bedroom top floor apartment being sold with no onward chain. The property offers an entrance hall, living/dining room with Juliet balcony, fitted kitchen with built in oven and hob, two bedrooms, master bedroom with fitted wardrobe & en suite, family bathroom with modern white suite. The current owners have fitted Amtico style flooring throughout the bedrooms, hall and living room to provide a contemporary feel that flows throughout the apartment. The apartment has the added bonus of having a partly boarded loft which is accessed by a pulldown ladder and provides additional storage. Externally the development benefits from landscaped communal gardens and private residents parking.

## LOCATION:

Situated on Writtle Road which is conveniently located within 1.1 miles of the mainline station and High Street, Joseph Court is conveniently positioned for those looking to be in easy access of the station or 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 at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of pleasant open spaces with close proximity of Joseph Court with Central Park, Oaklands Park and Hylands estate all being within a miles walk of the development.

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 and A414 which provide access to the M25 and M11.

COUNCIL TAX BAND - C

TENURE - LEASEHOLD

LEASE LENGTH - 109 YEARS REMAINING

GROUND RENT - £329.42 PA REVIEWED EVERY 5 YEARS

SERVICE CHARGE - £1759 PA

- **Top Floor Modern Apartment**
- **Two Bedrooms**
- **Master Bedroom With Built In Wardrobe And En suite**
- **Bathroom With Modern White Suite**
- **Fitted Kitchen**
- **Living/Dining Room With Juliette Balcony**
- **Residents Parking & Communal Gardens**
- **No Onward Chain**

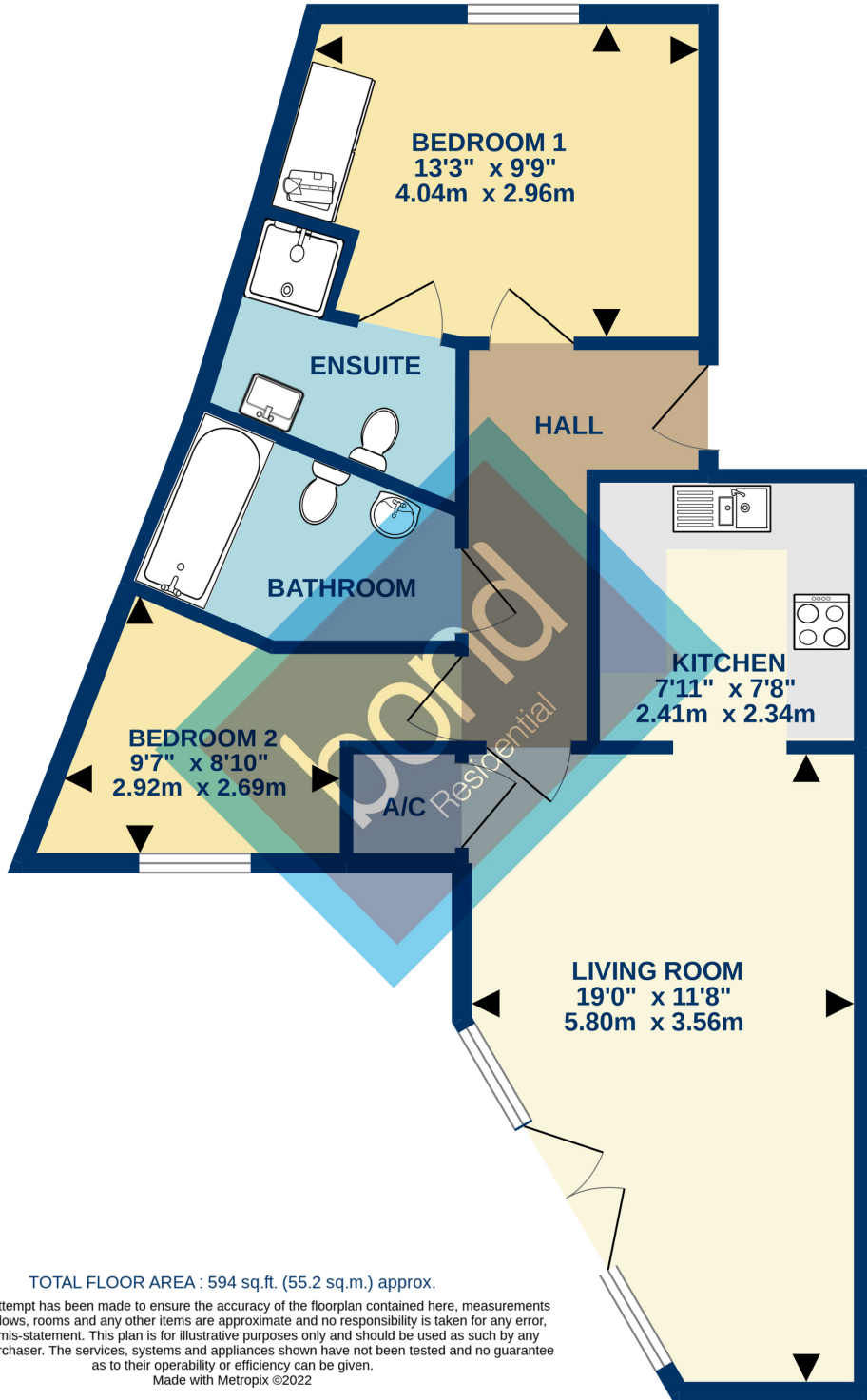


**01245 500599**

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GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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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