



# Flat 11, 43 New Street, Chelmsford, Essex, CM1 1PH

- PENTHOUSE APARTMENT
- ONE BEDROOM
- BALCONY
- FITTED KITCHEN
- EN-SUITE SHOWER ROOM
- CLOAKROOM
- ENTRY PHONE SYSTEM
- ALLOCATED PARKING SPACE
- CITY CENTRE LOCATION
- VIEWING ESSENTIAL



## PROPERTY DESCRIPTION

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Located within striking distance of Chelmsford City Centre and Railway Station is this well presented one bedroom penthouse apartment which has the added benefit of having a balcony. The accommodation comprises of an entrance hall, cloakroom, fitted kitchen, good size bedroom with access to the en-suite shower room and a lounge/diner with access to the balcony. The property further benefits from an entry phone system, a loft space for extra storage and there is one allocated parking space. (Council Tax - Band B)



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Personal door gives access to the entrance hall.

### Entrance Hall

Loft access, entry phone system, storage cupboard, doors leading to cloakroom, lounge/diner, kitchen and bedroom.

### Cloakroom

Low level wc, wash hand basin, wall mounted electric heater, extractor, spotlights.

### Kitchen

10' 0" x 5' 9" (3.05m x 1.75m)

Fitted with a range of base and wall mounted storage cupboards, integrated electric oven and hob with extractor over, space and plumbing for washing machine, integrated dishwasher, stainless steel sink unit, wall mounted electric heater, integrated fridge/freezer.

### Bedroom

16' 0" x 9' 4" (4.88m x 2.84m)

Double glazed window to front, door to en-suite shower room

### En-suite Shower Room

Independent shower cubicle, vanity wash hand basin, low level wc, extractor, spotlights.

### Lounge/Diner

13' 0" x 12' 7" (3.96m x 3.84m)

Spotlights, double glazed french doors leading onto the balcony.

### Balcony

20' 11" x 3' 5" (6.38m x 1.04m)

### Exterior

There is one allocated parking space located within the residents car park.

### Lease Information

Lease Term - 105 years remain on the lease

Ground Rent - £200pa

Service Charge - £232 per quarter

### Services

All main services are connected with the exception of gas.

### Viewings

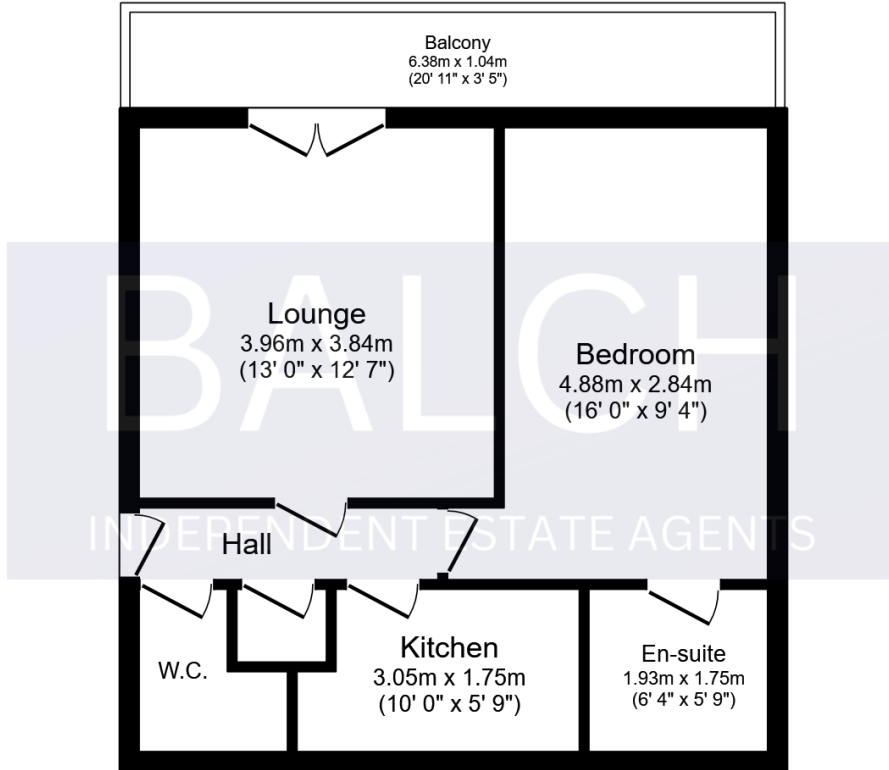
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

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.

### Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>79</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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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