



7 Celmeres Court, 77 Springfield Road, Chelmsford, Essex, CM2 6JG

- WELL PRESENTED APARTMENT
- TWO BEDROOMS BOTH SERVED BY EN-SUITES
- OPEN PLAN LOUNGE/DINER/KITCHEN
- ALLOCATED PARKING SPACE
- LIFT AND STAIRS TO ALL FLOORS
- NO ONWARD CHAIN
- ENTRY PHONE SYSTEM
- VIEWING HIGHLY RECOMMENDED
- EXTENDED LEASE



PROPERTY DESCRIPTION

A well presented TWO BEDROOM FIRST FLOOR APARTMENT located within striking distance of Chelmsford City Centre and railway station. The accommodation comprises of an entrance hall which leads on to the open plan kitchen/living area and two bedrooms which both have en-suite facilities. The property further benefits from electric fired central heating, allocated parking space, entry-phone system and lifts to all floors. No Onward Chain (Council Tax Band - D)

The property is situated within walking distance of Chelmsford City Centre offering a range of bars, restaurants, Tesco Superstore, John Lewis, Half Moon Square and a range of other shopping and leisure facilities together with main line rail connection to Liverpool Street.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Communal entrance door into entrance hallway with stairs and lifts to all floors.

First Floor

Personal door into:

Entrance Hall

With radiator, spotlights, storage cupboard housing electric boiler, doors to:

Kitchen/Living Area

19' 8" x 15' 0" (5.99m x 4.57m) Overall measurement
A lovely open plan room with double glazed windows to rear aspect, radiator.

Kitchen

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

Bedroom One

12' 0" x 10' 0" (3.66m x 3.05m)

Double glazed window to rear, radiator and door to:

En-Suite Shower Room

Independent shower cubicle, wash hand basin, low level w.c., obscure double glazed window to rear, shaver point and heated towel rail.

Bedroom Two

9' 9" x 9' 7" (2.97m x 2.92m) plus door recess.

Double glazed window to rear, radiator and door through to:

En-Suite Bathroom

Panelled bath with shower over, low level w.c., wash hand basin, shaver point, heated towel rail and spotlights.

Exterior

As previously mentioned, there is an ALLOCATED PARKING SPACE for ONE VEHICLE.

Lease Information

There are approximately 216 years remaining on the Lease.

Service Charge is £3600 pa

Ground Rent - £0

Viewing

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.



FLOORPLAN & EPC



Ground Floor

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com