



Clarence House, New London Road, Chelmsford, Essex, CM2 9AE

Council Tax Band C (Chelmsford City Council)



Offers In Excess of £300,000 Leasehold

Bond Residential are delighted to offer for sale this stunning first floor apartment with a long lease situated within a mile of the City centre.

The property offers an entrance hall with securing entry system, open plan living/dining/kitchen area with integrated appliances. There are two bedrooms, both with fitted wardrobes. The main bedroom benefits from an air conditioning unit for those hot summer nights and access to the 'Jack & Jill' recently renovated modern bathroom. There is also a separate WC accessed off the hall which is ideal when entertaining. Outside the property is set in communal gardens with a sweeping carriage driveway giving access to the allocated parking space.

LOCATION

Clarence House is situated just off of New London Road being within walking distance or a short bus ride to Chelmsford city centre and the mainline railway station. This location offers the perfect blend of convenience and accessibility.

Chelmsford city centre is a vibrant hub with a thriving nightlife. You'll find a wide selection of bars and restaurants, catering to all tastes and serving cuisines from around the world. Whether you're looking for a cozy family restaurant or a popular chain eatery, Chelmsford has it all. The pedestrianised High Street, two shopping precincts, and the renowned Bond Street with its John Lewis store provide a comprehensive range of shopping facilities, ensuring that you have everything you need right at your doorstep.

For leisure enthusiasts, Chelmsford offers a variety of options, boasting numerous sports clubs, while Riverside Ice & Leisure provides a gym and ice skating rink. Golf enthusiasts will appreciate the selection of golf clubs in the area.

Education is a top priority in Chelmsford, known for its educational excellence. In addition to the local schools in close proximity, the city is home to two of the country's top-performing grammar schools, as well as Writtle agricultural college and Anglian Ruskin University.

Commuting is a breeze with Chelmsford's mainline station providing direct services to London Liverpool St in as fast as 32 minutes. The property is also conveniently located for the A12 and A414, offering easy access to the M25 and M11 for those who prefer to travel by car.

211 Year lease from 23rd December 2010 - £1650.00 Annual Service Charge - Zero Ground Rent - Contribution to buildings insurance £700 PA.

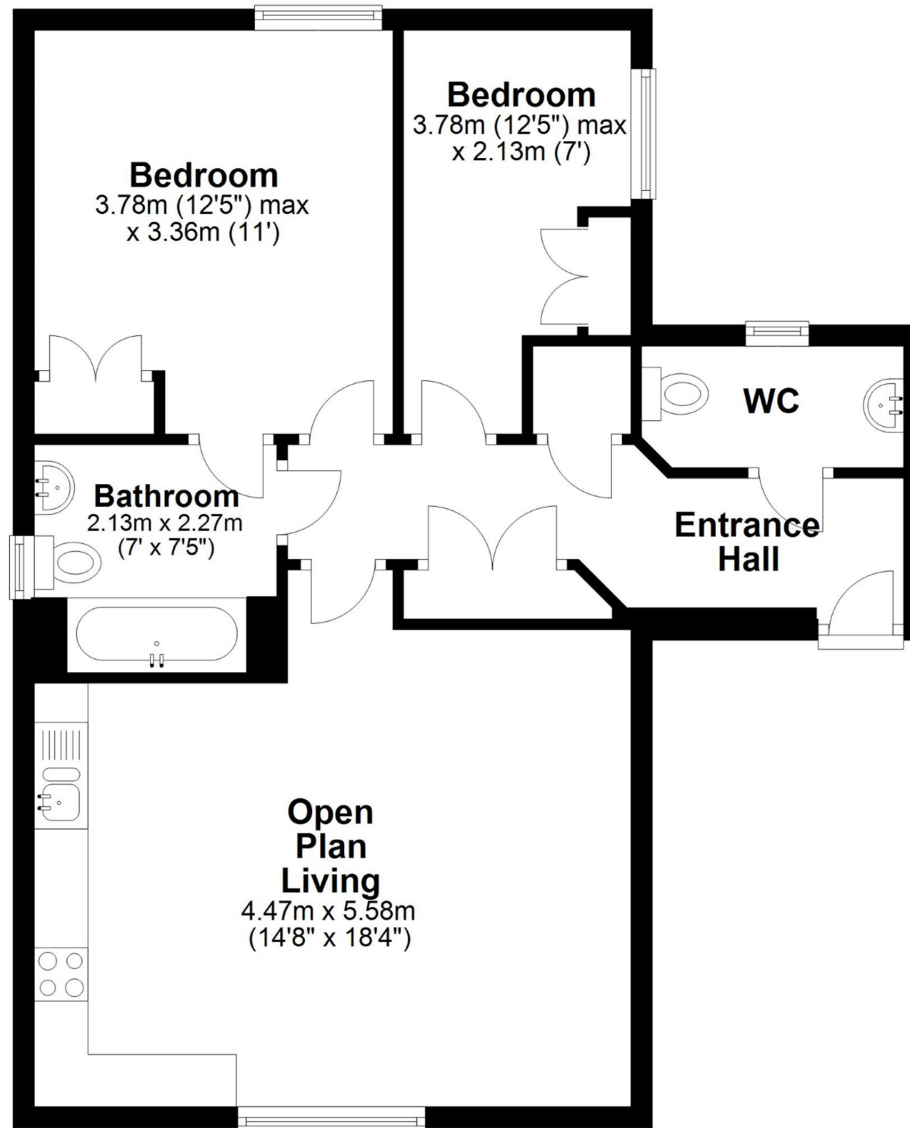
- Luxury First Floor Apartment
- Open Plan Living/Dining/Kitchen
- Two Bedrooms
- Recently Renovated Main Bathroom
- Communal Gardens
- Long Lease - 197 Years Remaining
- Integrated Appliances
- Air Con Unit In Main Bedroom
- Separate WC
- Allocated Parking Space







First Floor



APPROX INTERNAL FLOOR AREA
62 SQ M (670 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes.
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