



Parkinson Drive, Chelmsford, Essex, CM1 3GS

- Ground Floor Apartment
- One Bedroom
- Beautifully Presented
- UPVC Double Glazed Windows
- No Stamp Duty For First Time Buyers!
- 165yrs Remaining on the Lease
- No Onward Chain
- Viewings Recommended



PROPERTY DESCRIPTION

Situated just over one mile from Chelmsford's city centre and being offered with the benefit of no onward chain and 165 years remaining on the lease is this spacious and beautifully presented one bedroom ground floor apartment. Accommodation is set over one level and comprises a spacious and welcoming entrance hall providing access to a well-proportioned bedroom, spacious lounge / diner, separate, modern, fitted kitchen and a bathroom. Externally the property benefits from residents parking and well-maintained communal grounds.

The property is situated within walking distance to Chelmsford's City Centre giving access to the main line rail station with services to London Liverpool Street (journey time approximately 35 minutes). Chelmsford's City Centre offers a excellent choice of amenities and shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. Chelmsford's mainline railway station offers direct links to London Liverpool Street in approximately 35 minutes. Major road links are within easy reach including the A12 and A414 which provides access to the M25 and M11.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Main communal entrance door leading through to communal hallway, leading through to front entrance door.

ENTRANCE HALL

Phone entry system, access to lounge / diner, bedroom, bathroom and airing cupboard.

LOUNGE / DINER

4.42m x 3.15m (14' 6" x 10' 4")

Window to front aspect, door leading through to;

KITCHEN

3.28m x 1.75m (10' 9" x 5' 9")

Window to front aspect, range of matching wall and base units with work tops over, inset ceramic sink and drainer, space for fridge / freezer, washing machine and integrated electric oven and hob.

BEDROOM ONE

3.78m x 2.97m (12' 5" x 9' 9")

Windows to rear aspect

BATHROOM

2.24m x 1.75m (7' 4" x 5' 9")

Suite comprising; low level WC, wash hand basin, paneled bath with shower over.

EXTERNALLY

The property benefits from well-maintained communal areas and the advantage of a parking space.

Agents Note

The property benefits from double glazing throughout and electric central heating.

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - B

EPC - C

LEASE INFORMATION

We have been advised by the current owners of the following lease information :

Lease - 165 years remaining.

Service Charge - £901.82 per annum.

TBC via 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.

Referrals

If requested, we can recommend local companies to you such as

Solicitors/Conveyancers, Surveyors or even

Mortgage Brokers and on occasions they may

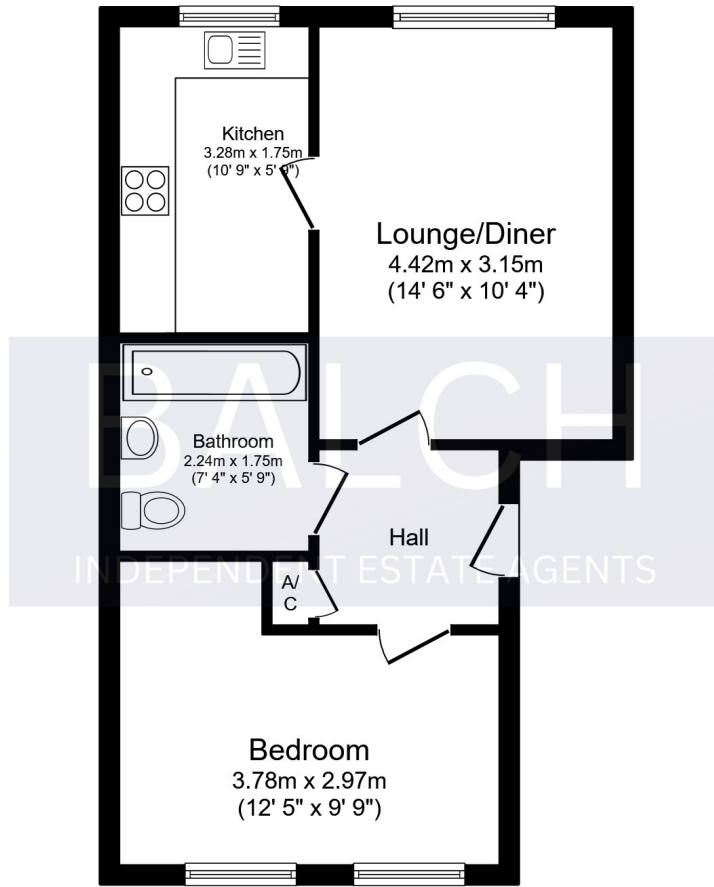
pay us a referral fee for this, but you are under

no obligation to use the third-party companies

that we recommend.



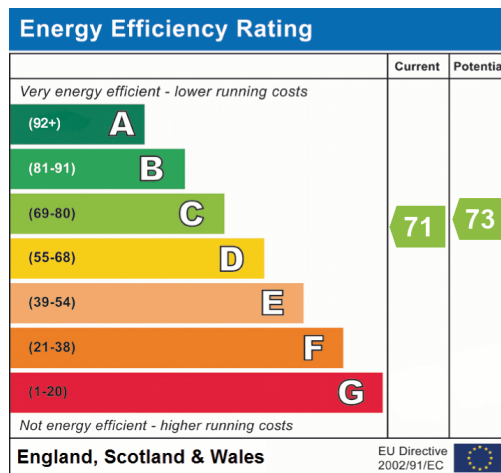
FLOORPLAN & EPC



Floor Plan
Floor area 42 sq.m. (452 sq.ft.)

Total floor area: 42 sq.m. (452 sq.ft.)

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



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