



Wood Street, Chelmsford, Essex. CM2 9BQ

- ONE BEDROOM MAISONETTE
- GROUND FLOOR
- REFITTED SHOWER ROOM
- LOUNGE/DINER
- FITTED KITCHEN
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND - B
- IDEAL FIRST TIME PURCHASE
- VIEWING ESSENTIAL





PROPERTY DESCRIPTION

A WELL PRESENTED GROUND FLOOR MAISONETTE THAT COMPRISES OF AN ENTRANCE LOBBY, LOUNGE/DINER, FITTED KITCHEN, REFITTED SHOWER ROOM AND A DOUBLE BEDROOM WITH FITTED WARDROBES. THE PROPERTY FURTHER BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZED WINDOWS AND AN ALLOCATED PARKING SPACE. (COUNCIL TAX BAND - B)

THE PROPERTY IS WITHIN WALKING DISTANCE OF MOULSHAM STREET AND ASSOCIATED AMENITIES, TESCO SUPERSTORE BY THE MIAMI ROUNDABOUT AND THERE ARE REGULAR BUS ROUTES INTO THE HEART OF THE CITY CENTRE OFFERING EXCELLENT SHOPPING FACILITIES, ENTERTAINMENTS AND MAIN LINE RAIL CONNECTION TO LONDON LIVERPOOL STREET.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

PERSONAL DOUBLE GLAZED DOOR INTO ENTRANCE LOBBY

LOUNGE/DINER

16' 8" x 10' 9" (5.08m x 3.28m) narrowing to 7'6" in the dining area

DOUBLE GLAZED WINDOWS TO FRONT AND REAR ASPECT, RADIATOR, COVED CEILING, DOORS TO KITCHEN AND INNER LOBBY

FITTED KITCHEN

7' 3" x 6' 6" (2.21m x 1.98m)

FITTED WITH A RANGE OF BASE AND WALL MOUNTED STORAGE CUPBOARDS, WALL MOUNTED GAS BOILER, DOUBLE GLAZED WINDOW TO SIDE, SPACE FOR FRIDGE/FREEZER, INTEGRATED ELECTRIC OVEN AND GAS HOB WITH EXTRACTOR OVER, STAINLESS STEEL SINK UNIT, RADIATOR.

INNER LOBBY

RADIATOR, DOORS TO:

REFITTED SHOWER ROOM

INDEPENDENT SHOWER CUBICLE, LOW LEVEL WC, VANITY WASH HAND BASIN, HEATED TOWEL RAIL, EXTRACTOR.

BEDROOM

9' 6" x 9' 4" (2.90m x 2.84m)

BUILT IN WARDROBES, RADIATOR, DOUBLE GLAZED WINDOW TO SIDE.

EXTERIOR

TO THE REAR OF THE PROPERTY, THERE IS A RESIDENTS CAR PARK WITH AN ALLOCATED PARKING SPACE (PARKING BAY NO.6)

LEASE INFORMATION

WE HAVE BEEN INFORMED BY THE CURRENT VENDOR WITH THE FOLLOWING LEASE INFORMATION THAT APPLIES TO THE CURRENT YEAR.:

LEASE: 121 YEARS REMAIN

SERVICE CHARGE: £808.13 PA

GROUND RENT: £200 PA

RESERVE FUND: £62.50PA

SERVICES

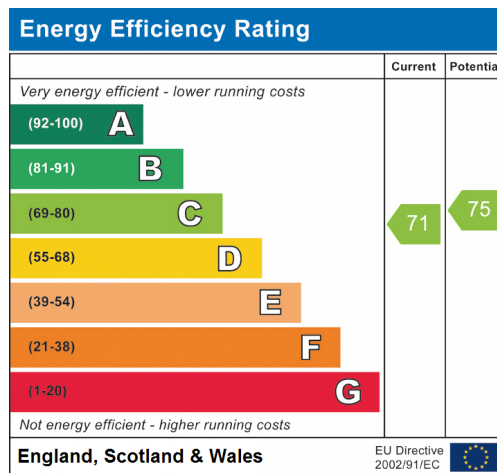
ALL MAIN SERVICES ARE CONNECTED.

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.





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