



Writtle Road, Chelmsford, Essex, CM1 3WQ

Council Tax Band C (Chelmsford City Council)

 1  2  2

£245,000 Leasehold

ACCOMMODATION:

Bond Residential are delighted to offer this well presented two bedroom top floor apartment. The property offers an entrance hall, living/dining room with Juliet balcony with views to the rear, fitted kitchen with built in oven and hob, two bedrooms, master bedroom with fitted wardrobe & en suite, family bathroom with modern white suite.

The apartment has the added bonus of having a partly boarded loft which provides additional storage. Externally the development benefits from landscaped communal gardens and private residents parking.

LOCATION:

Situated on Writtle Road which is conveniently located within 1.1 miles of the mainline station and High Street, Joseph Court is conveniently positioned for those looking to be in easy access of the station or city centre. Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection of gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of pleasant open spaces with close proximity of Joseph Court with Central Park, Oaklands Park and Hylands estate all being within a miles walk of the development.

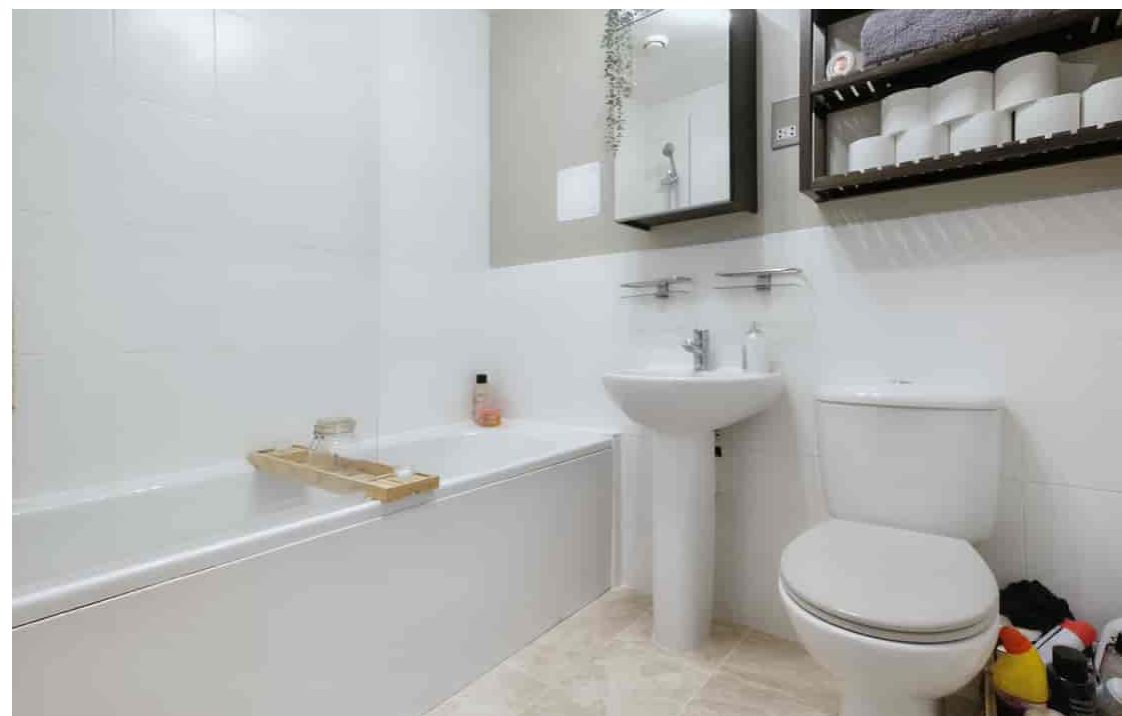
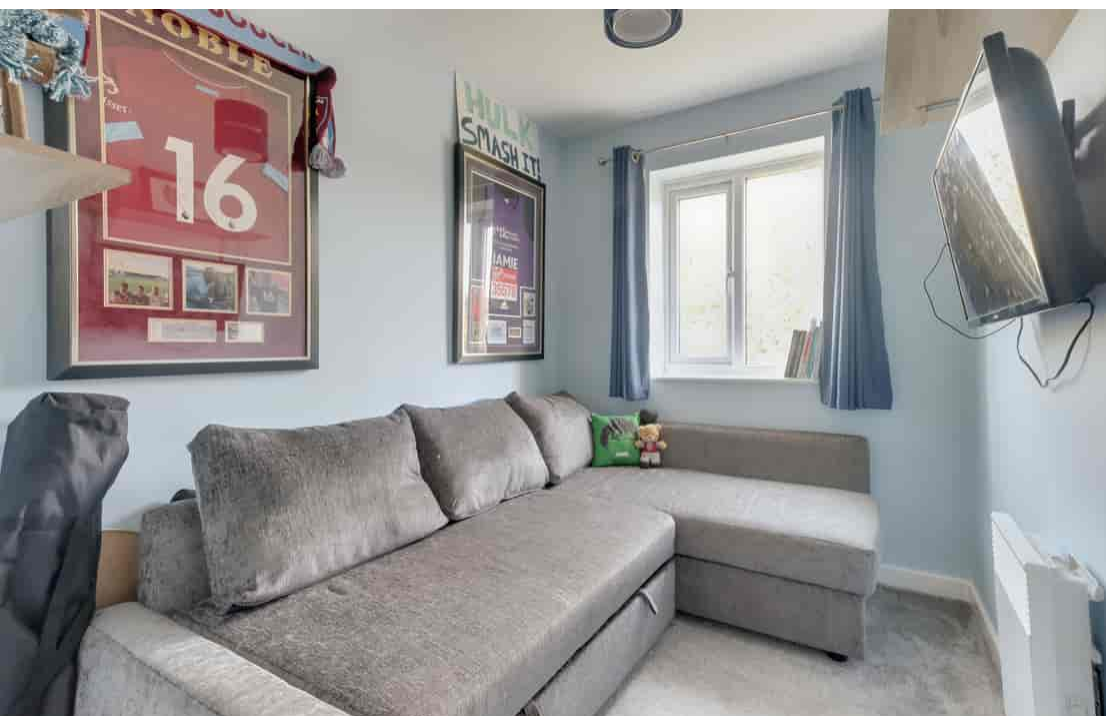
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11

125 Year lease from 13/9/2007 - Ground Rent £392.00 PA - Service Charge £2178.00 PA

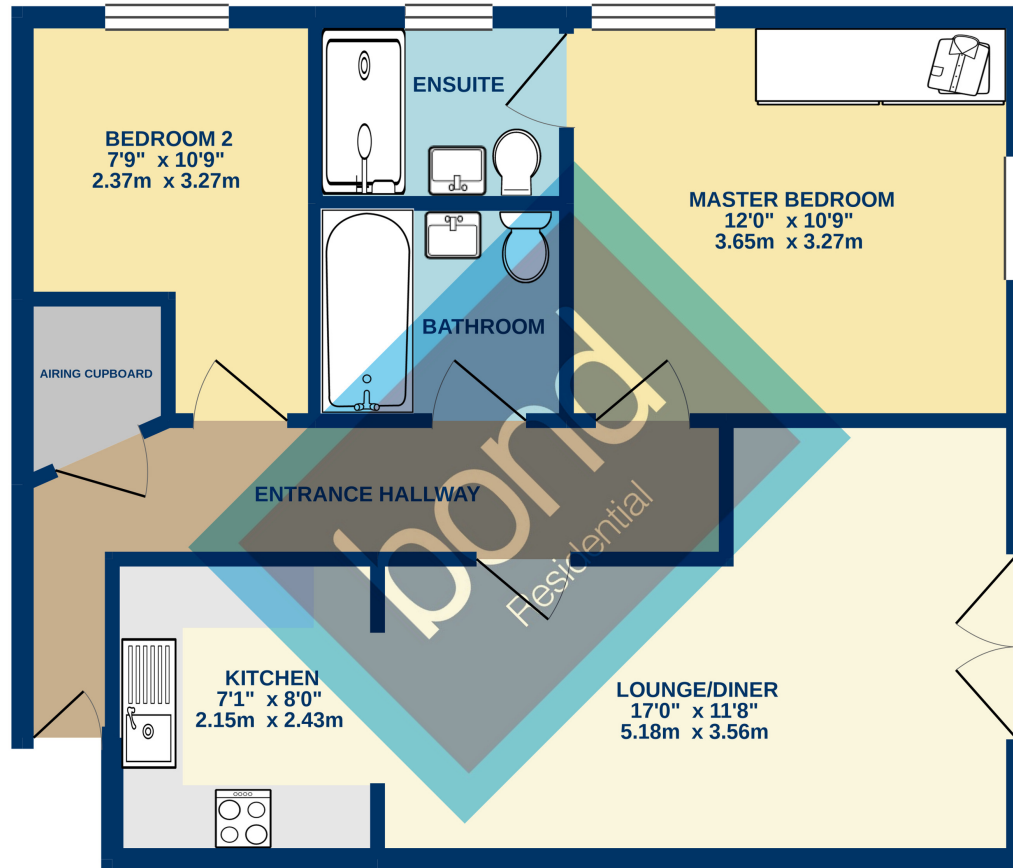
- Top Floor Modern Apartment
- Master Bedroom With Built In Wardrobe And En suite
- Fitted Kitchen
- Residents Parking & Communal Gardens
- Two Bedrooms
- Bathroom With Modern White Suite
- Living/Dining Room With Juliette Balcony
- Viewing Highly Recommended





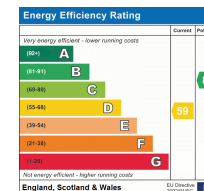


SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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