



Lynmouth Avenue, Chelmsford, Essex, CM2 0FR

Council Tax Band D (Chelmsford City Council)

 1  2  2

£249,000 Leasehold

## ACCOMMODATION:

Bond Residential are delighted to offer this well presented two bedroom apartment situated within 0.8 of a mile from Chelmsfords mainline station. The property offers an entrance hall, open plan living/dining room, separate fitted kitchen which benefits from integrated appliances, two double bedrooms, master bedroom with en suite shower room, family bathroom with modern suite. Externally the development benefits from secure gated residents parking.

## LOCATION:

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 gyms including the newly refurbished Riverside Ice & Leisure.

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 Anglia Ruskin University. Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 38 minutes.

TENURE: Leasehold

LEASE LENGTH REMAINING: 239 Years.

SERVICE CHARGE: £1745.40 pa

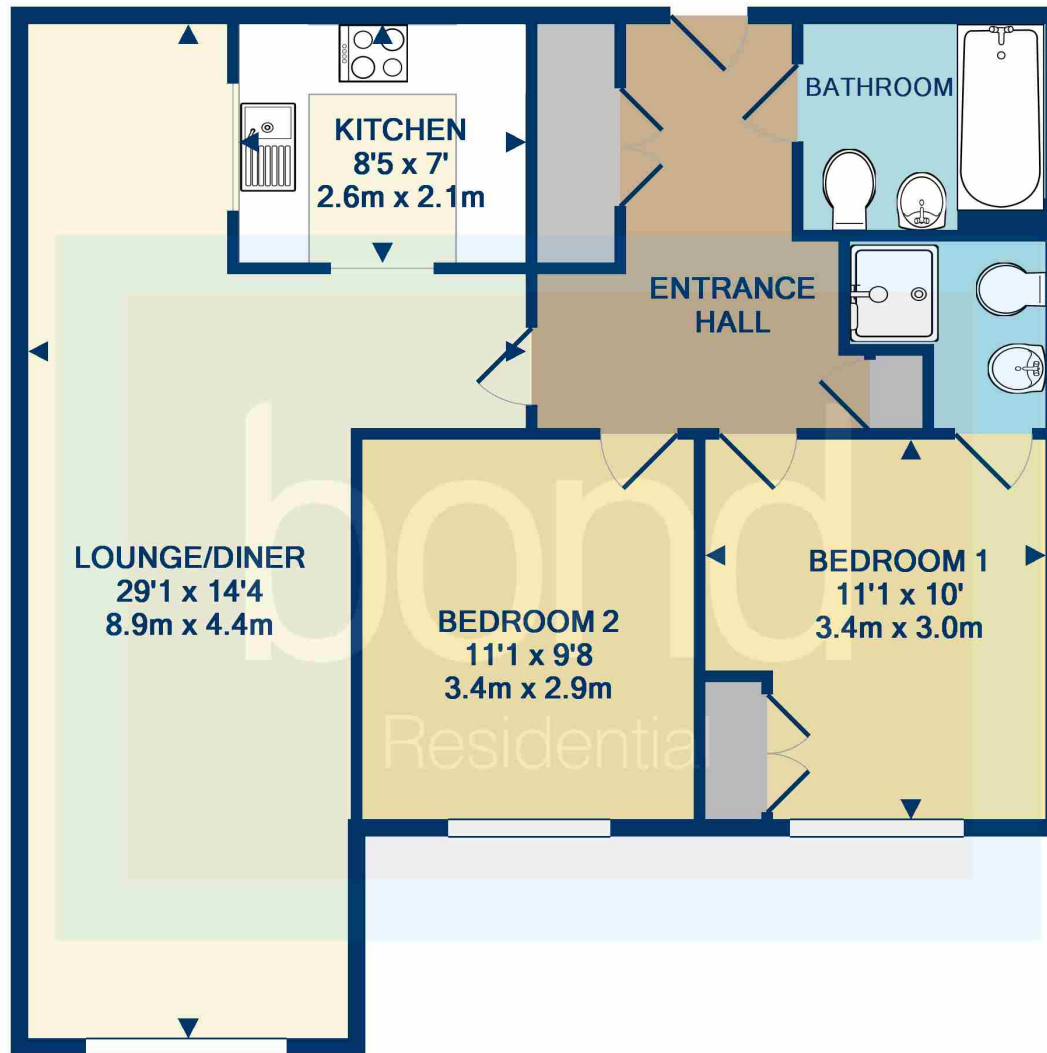
GROUND RENT: £250 pa

COUNCIL TAX BAND: D

- Modern Two Bedroom Apartment
- Fitted Kitchen With Built In Appliances
- Open Plan Living / Dining Room
- Secure Gated Parking
- City Centre Location
- Master Bedroom & En Suite Shower Room
- Close to City Centre & Train Station
- No Onward Chain







TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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78, New London Road,  
 Chelmsford, Essex, CM2 0PD  
 Telephone: 01245 500599  
 Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

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