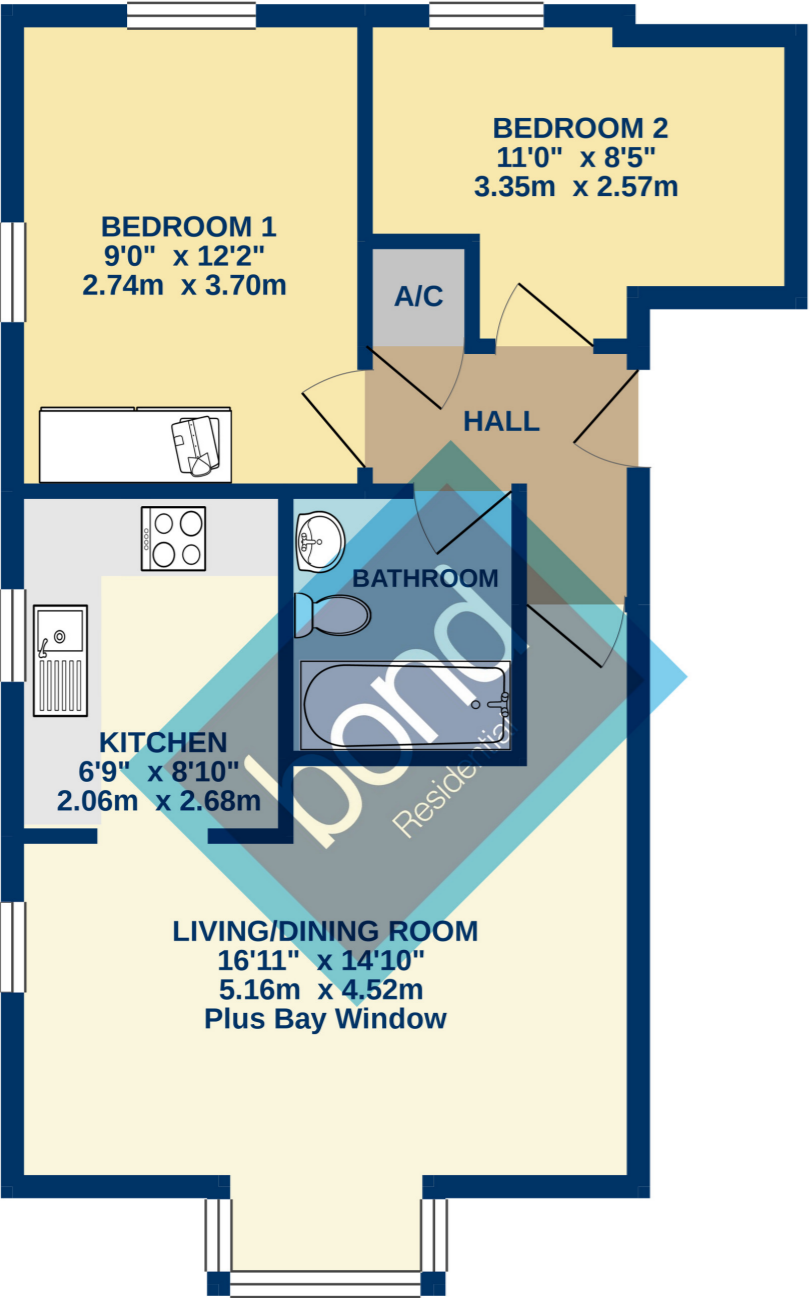


FIRST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.1 sq.m.) approx.

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.

Made with Metropix ©2021

FLOORPLAN

6 Cavendish Gardens, Chelmsford, Essex, CM2 6BB



Energy Efficiency Rating C



£220,000

6 Cavendish Gardens, Chelmsford, Essex, CM2 6BB



ACCOMMODATION

Bond Residential are delighted to offer for sale this traditional brick built first floor apartment which comprises an entrance hall, living/dining room, fitted kitchen, two bedrooms and bathroom with modern white suite. Externally the property offers residents allocated parking and communal gardens.

The property benefits from a 971 year lease with annual service charge of £870.80 and no ground rent payable. The property also benefits from double glazed windows and electric heating.

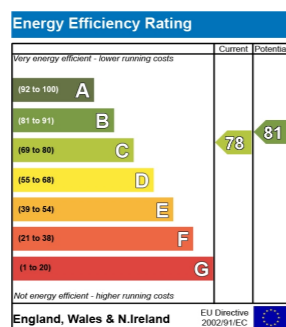
Location

Cavendish Gardens is situated within 1.2 miles of Chelmsford High Street and mainline station. 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 and gyms including the newly refurbished Riverside Ice & Leisure. Chelmsford is renowned for its educational excellence and alongside the local schools primary schools, the property falls within the Boswells High School and college catchment area. Chelmsford 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 28 minutes, the property is also conveniently located within a mile of the A12 which provide access to the M25.

- **First Floor Apartment**
- **Two Bedrooms**
- **Living/Dining Room**
- **Kitchen**
- **Bathroom With Modern White Suite**
- **971 Years Remaining On The Lease**
- **£870 Service Charge Per Annum & No Annual Ground Rent**
- **No Onward Chain**



£220,000



01245 500599

www.bondresidential.co.uk

[f/bondresidential](https://www.facebook.com/bondresidential) [@bondresidential](https://twitter.com/bondresidential)