



# 14 Waterhouse Court, Burgess Springs, Chelmsford, Essex. CM1 1QZ

- ONE BEDROOM THIRD FLOOR APARTMENT
- UNDERFLOOR HEATING
- OPEN PLAN LOUNGE/KITCHEN
- BALCONY OVER LOOKING COMMUNAL GARDENS
- CLOSE TO CITY AND STATION
- ALLOCATED PARKING SPACE
- MODERN FITTED BATHROOM
- CONCIERGE SERVICE



## PROPERTY DESCRIPTION

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A modern and well presented one bedroom third floor apartment located within striking distance of Chelmsford City and Rail Station. The property comprises of a double bedroom with fitted wardrobes, spacious open plan lounge/kitchen with floor to ceiling windows with access to the balcony and a modern fitted bathroom. The property also benefits from underfloor heating and one allocated underground parking space. (EPC Rating - B)



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

COMMUNAL STAIRS AND LIFTS TO ALL FLOORS

### ENTRANCE HALLWAY

### MODERN FITTED BATHROOM

6' 11" x 6' 10" (2.11m x 2.08m)

### DOUBLE BEDROOM

11' 10" x 10' 4" (3.61m x 3.15m)

### OPEN PLAN LOUNGE/KITCHEN

25' 4" x 11' 3" (7.72m x 3.43m)

ACCESS TO BALCONY

### BALCONY

### EXTERIOR

THERE IS ONE ALLOCATED UNDERGROUND PARKING SPACE AND COMMUNAL GARDENS.

### VIEWING

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective tenants that we have prepared these particulars as a general guide.





**Ground Floor**

Floor area 50.0 sq.m. (538 sq.ft.) approx

Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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