

Bond Street, Chelmsford, Essex, CM1 1GD



Leasehold

Offers in the region

£250,000

Subject to contract

- 1 bedroom
- 1 reception room
- 1 bathroom



Luxury and spacious  
apartment sitting in  
the heart of  
Chelmsford City  
centre.

## Some details

Luxury one bedroom apartment, within Chelmsford City centre, walking distance to the mainline train station. The property offers spacious accommodation and a private balcony. The property is situated on the upper floor and is accessible by lift or stairs.

On entering, the hallway provides access through double doors to the bright open plan kitchen/lounge/diner. The modern kitchen is fitted with integrated dishwasher, washing machine, oven and hob with extractor fan above. The modern white 3-piece bathroom and bedroom are also accessed from the hall, with the master bedroom featuring a private balcony accessed by large sliding doors which offers views over the vibrant city centre.

### Entrance hall

### Storage

### Lounge/diner/kitchen

24' 5" x 13' 2" (7.44m x 4.01m)

### Master bedroom

19' 10" x 16' (6.05m x 4.88m)

### Bathroom

10' 7" x 8' 7" (3.23m x 2.62m)

### Balcony

12' 10" x 4' 6" (3.91m x 1.37m)

### The outside

The property does not have allocated parking however our existing vendors rent a parking space in Waterloo Lane directly from the council for £30.00 per week.

### Where?

The property enjoys a prominent position within the city centre. Chelmsford City centre offers an extensive range of shopping and leisure facilities along with a wide variety of cafes and restaurants. For the commuter, Chelmsford's mainline station is approximately 0.5 of a mile in distance offering a frequent service to London Liverpool St. (approximate journey time 35 minutes). The area provides both primary and secondary schooling along with two excellent Grammar Schools. In the private sector, New Hall School and Felsted are also within a reasonable proximity.

### Important information

Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

Length of Lease remaining - In excess of 100 years - To be confirmed by solicitors.

Ground rent - £200 per annum - To be confirmed by solicitors.

Service charge - £1700 per annum - To be confirmed by solicitors.

EPC rating - C

Our ref: ASP

### Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure. The positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

### Directions

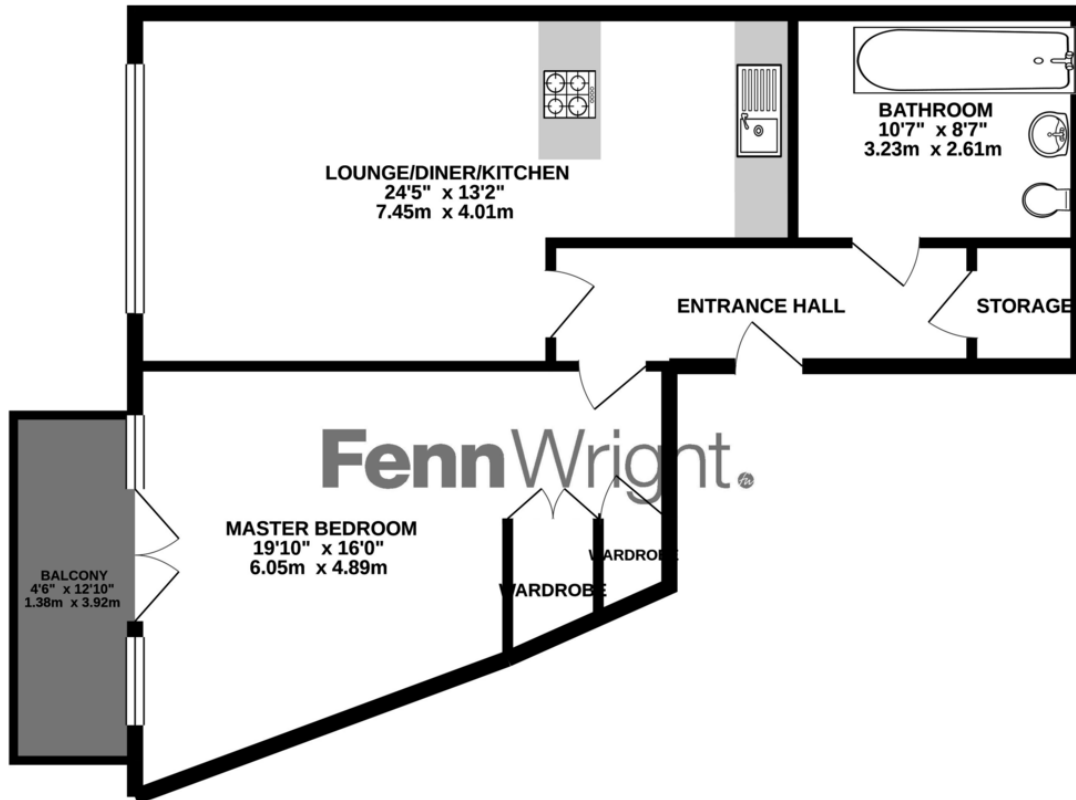
SatNav. CM1 1GD. For full directions please contact a member of the sales team on 01245 292100.

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.



GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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.  
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