

Pembroke Place, Chelmsford, Essex, CM1 4AT



Leasehold  
Guide Price  
**£225,000**  
Subject to contract

2 bedrooms  
1 reception room  
1 bathroom



Fully refurbished 2 bedroom ground floor apartment benefitting from private balcony, 2 double bedrooms, kitchen, bathroom and allocated parking.

## Some details

\*\*\*No Onward Chain\*\*\*

An exceptionally well presented, two bedroom, ground floor flat situated in the popular location of Broomfield. The property benefits from being within close proximity to local shops and amenities and within easy reach of Chelmsford city centre and mainline railway station. The property presents an ideal investment or first time buyer purchase.

The property is in very good decorative order, having just undergone a full complete refurbishment and benefits from larger than average room sizes. The accommodation includes a newly fitted kitchen, comprising of low level storage cupboards with work surfaces above, wall mounted units and integral appliances. The newly fitted three piece bathroom suite comprises, low level WC, wash hand basin and shower cubicle. The lounge/diner located to the rear of the property benefits from having a double width balcony with views over the communal grounds, concluding the accommodation is two double bedrooms with the master benefitting from built-in storage.

### Lounge/diner

18' 3" x 13' 8" (5.56m x 4.17m)

### Kitchen

9' 5" x 7' 9" (2.87m x 2.36m)

### Bedroom one

13' 8" x 9' 10" (4.17m x 3m)

### Bedroom two

9' 5" x 8' 2" (2.87m x 2.49m)

### Bathroom

6' 11" x 5' 11" (2.11m x 1.8m)

### The outside

The property sits within well maintained communal grounds and has the added benefit of a separate storage unit within a communal block.

### Location

Located in Broomfield village centre, the property enjoys access to a wide range of amenities and is situated in a pleasant residential cul-de-sac, conveniently situated for Chelmer Valley High School, St John Payne High School and Broomfield Primary School. For the commuter there is straight forward access to Chelmsford's mainline station offering frequent services to London Liverpool St. (approximate journey time 35 mins).

There is convenient access to the A12 providing access to Colchester to the north and M25 (junction 28) to the south.

### Important information

Council Tax Band - A

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

Tenure - Leasehold - 125 years from 1988 - To be confirmed by solicitors.

Length of lease remaining - 98 years - To be confirmed by solicitors.

Service Charge £980.00 per annum - To be confirmed by solicitors

Ground Rent £10.00 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 4AT. For full directions please contact a member of the sales team on telephone 01245 292100.

### Further information

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

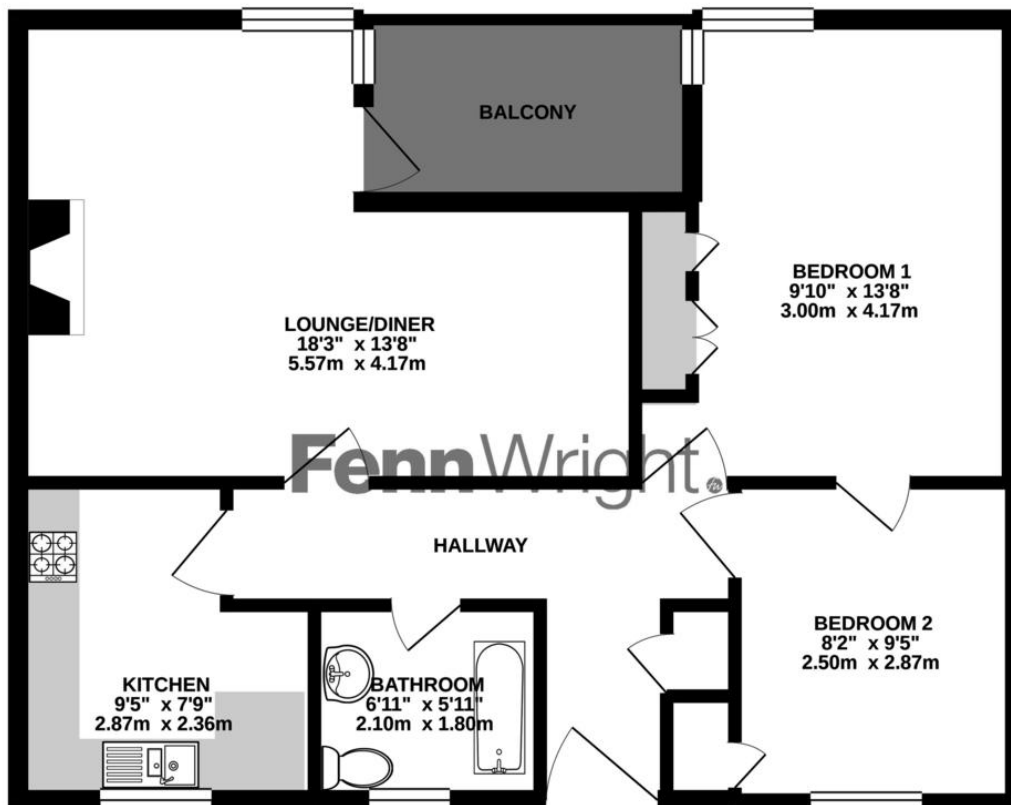
[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

To make an appointment to view this property please call us on 01245 292 100.



## GROUND 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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To find out more or book a viewing

**01245 292 100**

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