

Epping Close, Chelmsford, Essex, CM1 2TH



Leasehold

Guide price

£155,000

Subject to contract

- 1 bedroom
- 1 reception room
- 1 bathroom



*** No onward chain ***
1 bedroom ground floor
maisonette, private
garden, external
storage, double glazing
and gas central heating

Some details

Very impressive one double bedroom ground floor maisonette benefitting from having its own private garden, external brick built storage sheds, fitted kitchen and bathroom, double glazing throughout and gas central heating system powered by a boiler.

The property is approached from the front into an entrance hall, from here access is provided into a spacious lounge, kitchen and family bathroom. The kitchen comprises a range of light coloured wall and base units with work surfaces over, inset sink with drainer and space for appliances. The family bathroom serves the bedroom and comprises a low level WC, vanity wash hand basin and bath with shower over head attachment. The double bedroom is accessed off of the lounge and is a light and airy room and with slight configuration direct access into the garden could be created.

The property does require some minor modernisation throughout making this an ideal investment or first time purchase.

Entrance hall

5' 9" x 5' 9" (1.75m x 1.75m)

Lounge

13' 2" x 12' 6" (4.01m x 3.81m)

Kitchen

10' 1" x 7' 9" (3.07m x 2.36m)

Bedroom

10' 6" x 10' 2" (3.2m x 3.1m)

Bathroom

6' 9" x 6' 5" (2.06m x 1.96m)

The outside

The property is approached to the front. To the rear of the property is an enclosed rear garden with two brick built storage sheds. The garden is approx 60ft in depth with a selection of shrubs, the garden is shared with one other neighbour however we have been made aware fencing can be erected on the boundary to separate and privatise the gardens. To the front there is also a small area of lawn which could be converted to off road parking (STPP)

Where?

The property is located to the west of Chelmsford city centre within an established cul-de-sac position on the Westlands development, providing straightforward access to Chelmsford city centre. The centre of Chelmsford is approximately 1 miles in distance and provides an extensive range of shopping, recreational and leisure facilities along with a mainline railway station providing a frequent service to London Liverpool Street (approximate journey time 35 minutes).

Educational facilities are well catered for with an extensive range of primary and secondary schooling available. By road there is excellent access to the A414 linking through to A12 and M11 beyond

Important information

Council Tax Band - A

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

Tenure - Leasehold

Service charge - £348.36 - To be confirmed by solicitors

Ground rent - £10.00 - To be confirmed by solicitors

Length of lease - 81 years - To be confirmed by solicitors

EPC rating - To be confirmed by solicitors

Our ref - ASP

Lease details - Subject to confirmation from the management company and/or, these charges are for the current year and maybe subject to change.

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 2TH. For full directions please contact a member of the sales team on telephone 01245 292100

Further information

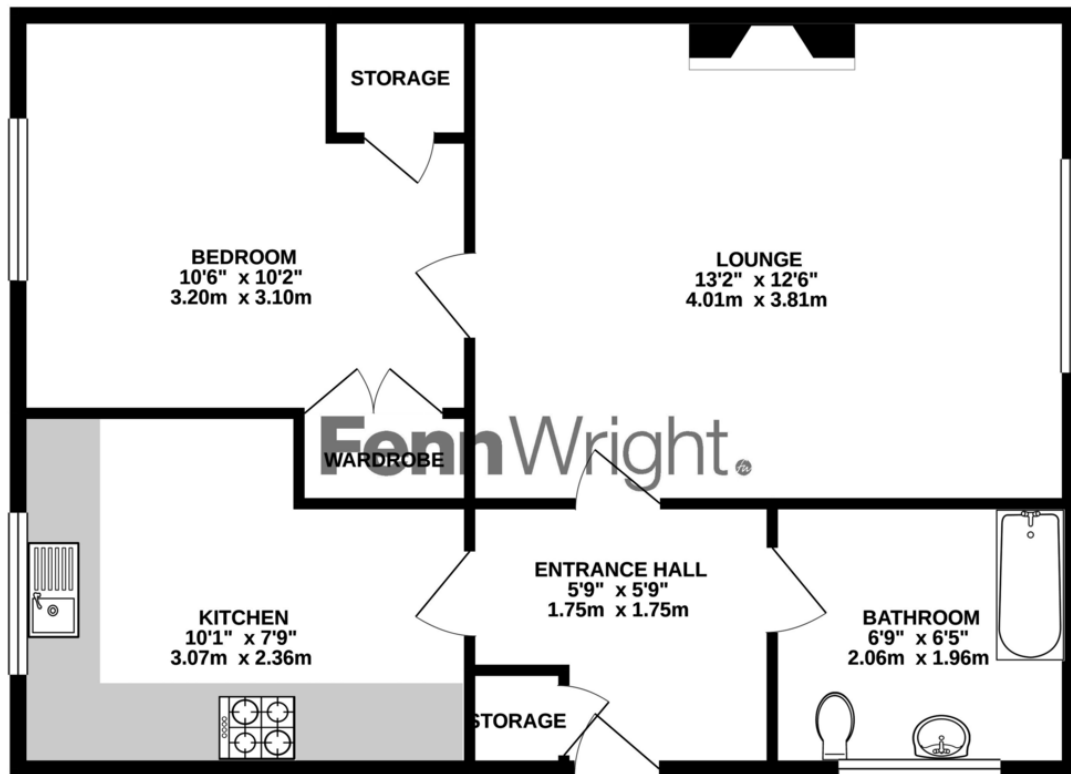
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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To find out more or book a viewing

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