

Rainsford Road, Chelmsford, Essex, CM1 2QJ



**Leasehold**

Asking Price Of

**£215,000**

Subject to contract

- 1 bedroom
- 1 reception room
- 1 bathroom



This well appointed and spacious apartment has been recently improved with recently fitted kitchen and has been modernised throughout.

## Some details

This well appointed and spacious apartment has been recently improved with newly fitted kitchen and has been modernised throughout. The location offers easy access to the city centre and has private car park providing an allocated space and communal gardens.

The property is entered from the front door, leading into the hall, which has a spacious storage cupboard and provides access to the shower room, bedroom, and the contemporary open plan kitchen/living area. The kitchen is equipped with a range of white base level storage cupboards with work surfaces and cupboards beneath, fitted oven, hob and extractor, integrated fridge, bin and spacious centre island. The living room is situated to the rear of the property and has laminated floor and down lights. The shower room has a white suite and comprises of separate double shower cubicle, low level w.c and vanity unit, tiled walls, down lights, and window.

### Entrance hall

not measured

### Bathroom

6' 7" x 5' 4" (2.01m x 1.63m)

### Kitchen/living room

18' x 13' (5.49m x 3.96m)

### Bedroom

11' 9" x 10' 6" (3.58m x 3.2m)

### The outside

The property benefits from a private car park with an allocated space which is accessed from Primrose Hill and has further visitor parking. The exterior also features communal gardens.

### Where?

The property occupies a convenient and central position offering easy access to Chelmsford city centre and mainline railway station. Chelmsford city centre offers an extensive range of shopping and recreational facilities with both state and secondary schooling available.

### Important information

Council Tax Band - TBC

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

Tenure - Leasehold

Original length of lease - 999 years

Service charge - £1500.00 per annum

Ground rent - peppercorn

EPC rating - C

Our ref - SGC

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 2QJ. 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

Approximate Gross Internal Area  
520 sq ft (49 sq m)

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To find out more or book a viewing

**01245 292 100**

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