

Flat 42, Earlsfield Drive, Chelmsford, Essex, CM2 6SX



Leasehold

£230,000

Subject to contract

2 bedrooms  
1 reception room  
1 shower room



A very well presented and spacious first floor apartment with outside space by way of communal gardens, allocated parking and refitted kitchen.

# Some details

## General information

The apartment block is entered via a communal door which leads into the entrance hall. The front door provides access to the spacious entrance hall which in turns provides access to the lounge, both bedrooms, shower room and loft with ladder. The bright spacious lounge is situated to the rear of the property and provides access to the kitchen. The kitchen has a variety of base and eye level units, work surfaces over, single sink unit with drainer, fitted oven, hob and extractor fan and space for appliances.

The shower room is situated to the front of the apartment, featuring a white suite with double shower cubicle, low level W.C. and pedestal sink unit. Both bedrooms are of a generous size with the master being positioned to the rear of the property and offers a built in wardrobe with the second bedroom to the front.

## Outside

The apartment offers an allocated parking space with further visitors parking to the front.

The property also enjoys outdoor space by way of communal gardens, which are mainly laid to lawn with fencing to boundaries.

## Location

Local amenities include both ASDA and Sainsbury's supermarkets along with a number of retail outlets in the surrounding area. For schooling, there is Barnes Farm Junior School with secondary schooling available at nearby Springfield.

Chelmsford City Centre is located approximately 1.8 miles to the east offering an extensive range of shopping and leisure facilities along with easy access to the A12 and excellent rail links to London Liverpool Street (approx. journey time 35 minutes).

## Important information

Council Tax Band - B

Tenure - Leasehold

EPC rating - D

Length of Lease Remaining - 93 years, to be confirmed by solicitors.

## 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 CM2 6SX

## 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.



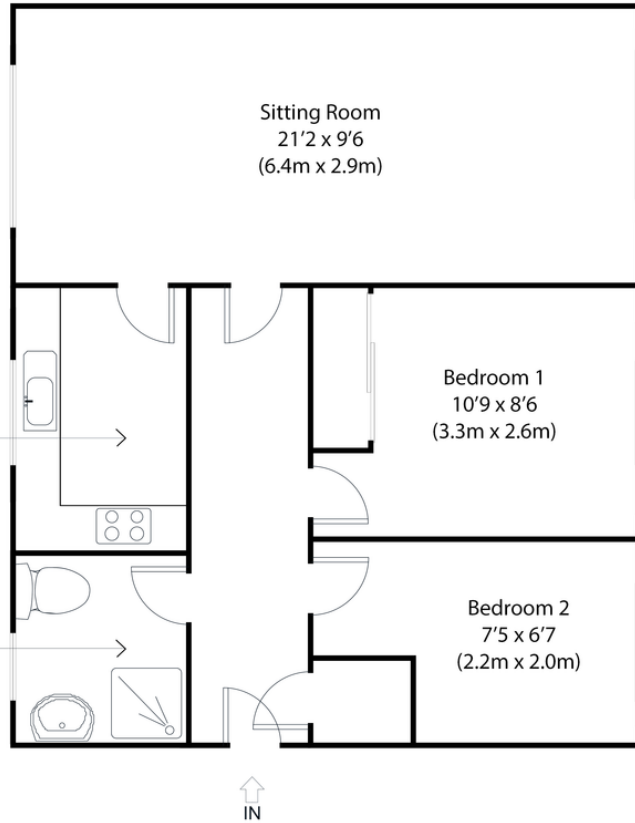
First Floor

Approximate Gross Internal Area  
550 sq ft (51 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.igphoto.co.uk

Kitchen  
8'8 x 6'00  
(2.6m x 1.8m)

Bathroom  
6'6 x 5'9  
(2.0m x 1.8m)



To find out more or book a viewing

**01245 292 100**

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