

Flat 45, Rainsford Road, Chelmsford, Essex, CM1 2QJ



**Leasehold**  
Offers in Excess of  
**£200,000**  
Subject to contract

1 bedroom  
1 reception room  
1 bathroom



Being offered with no onward chain is this well positioned, spacious and recently improved one bedroom first floor apartment, with fitted kitchen and has been modernised throughout within easy access of the City centre with an allocated space in private car park as well access to communal gardens.

## Some details

### General information

Being offered with no onward chain is this well positioned, spacious and recently improved one bedroom first floor apartment, with fitted kitchen and has been modernised throughout within easy access of the City centre with an allocated space in private car park as well access to communal gardens.

The apartment is entered via a communal door which provides access to the four flats in the block, proceed up the stairs where you find the front door to the property. Entering the front door, you are placed in the open plan kitchen/dining/living space with fully fitted kitchen, containing a range of both base and eye level units containing white goods such as washing machine, fridge freezer and cooker with hob and overhead extractor, there also is a breakfast bar which provides extra storage space for further white goods. This spacious reception room benefits from a bay window to the rear overlooking the private car park and communal garden and also benefits from loft access for further storage.

The hallway provides further access to a storage cupboard which houses meters and consumer unit, bathroom which provides a bath with overhead shower, wash hand basin and wc with window to side. There is also access to the bedroom which is spacious and also benefits from a bay window overlooking the rear.

### KITCHEN/DINING/LIVING ROOM

21' 0" x 13' 1" (6.4m x 3.99m)

### BEDROOM

14' 4" x 10' 9" (4.37m x 3.28m)

### BATHROOM

7' 3" x 6' 2" (2.21m x 1.88m)

### 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.

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 – B

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

Tenure - Leasehold

Length of lease - 969 years remaining

Service charge - £1500 p/a

Ground rent - Peppercorn

EPC rating - C

Our ref - 53841

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

### Further information

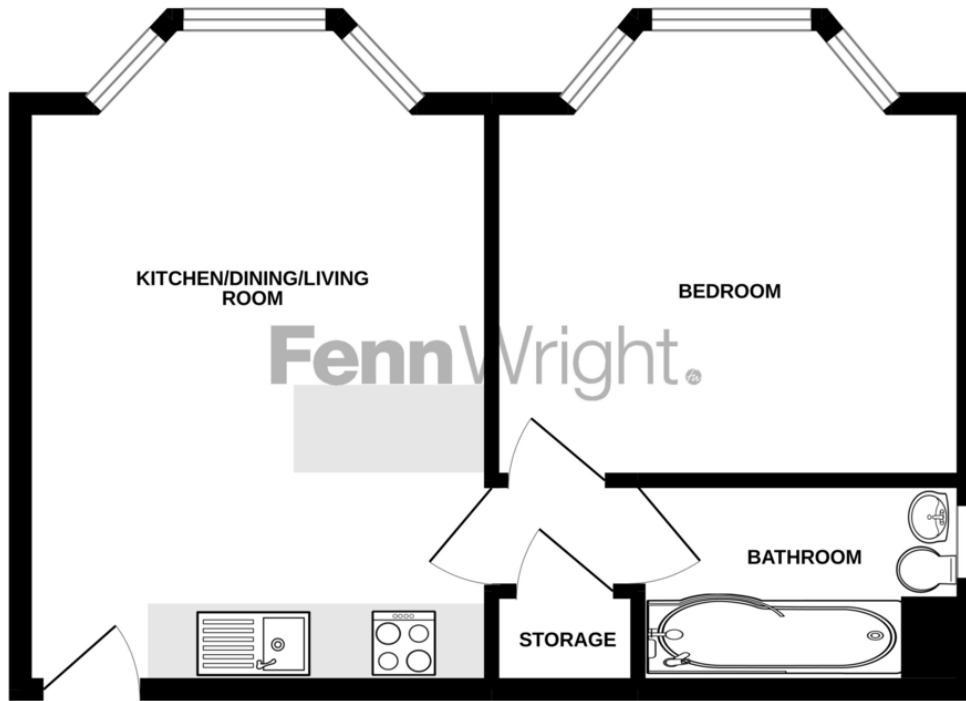
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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

### Location



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To find out more or book a viewing

**01245 292 100**

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