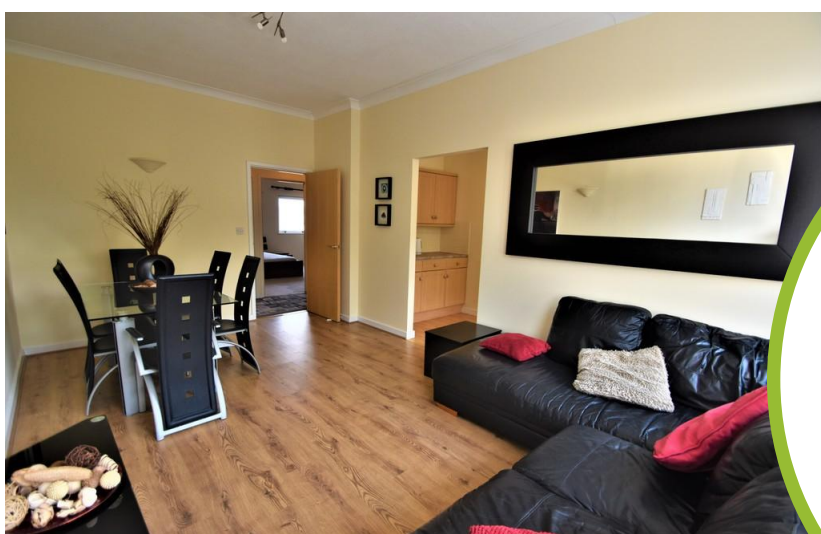


Flat 8 Crompton House, Wittle Road, Chelmsford, Essex, CM1 3RW



**Leasehold**

Guide Price

**£240,000- £260,000**

Subject to contract

2 bedrooms  
1 reception room  
1 bathroom



A beautifully presented two double bedroom apartment located on the first floor of what was the former Crompton Arc Works building.

# Some details

## General information

Entrance to the building is via a communal door, operated by a secure door entry system; upper floors are accessed via stairs. A door entry phone is located in the entrance hall of the apartment. The bathroom, kitchen, lounge, and bedrooms lead off the entrance hall.

Offering wood laminate flooring, the lounge area boasting particularly high ceilings is spacious and airy and benefits from plenty of natural light from the two large windows facing the front of the property.

The adjacent kitchen/breakfast room, also with wood laminate flooring and further high ceilings offers a range of base and eye level units, work surfaces, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and undercounter fridge, electric oven with overhead extractor hood and newly fitted boiler.

The bathroom features a three-piece white suite including panel enclosed bath with overhead shower, low level WC, pedestal wash hand basin and further wood laminate flooring.

The main bedroom benefits from a peaceful rear aspect and is fully carpeted as is bedroom two.

## Bedroom one

13' 3" x 11' 1" (4.04m x 3.38m)

## Bedroom two

13' 3" (max) x 9' 4" (max) (4.04m x 2.84m)

## Kitchen

14' 6" x 7' 4" (4.42m x 2.24m)

## Lounge

17' 8" x 11' 1" (5.38m x 3.38m)

## Location

Crompton House is ideally positioned approximately a mile away from Chelmsford City Centre, fantastically placed to avail of all the amenities this vibrant city provides including those within nearby Moulsham Street with its delightful array of restaurants, boutique shops, bars, and coffee shops.

For the commuter, the train station is also easily accessible offering a regular service into London Liverpool Street and beyond (journey time approximately 35 minutes). Oaklands Park (featuring Chelmsford Museum and a super café) as well as the green open spaces of Central Park are nearby and well worth a visit. There is also another delightful café opposite (The Secret Garden) and a general store next door.

For those that drive the property also offers excellent road links to A12, M25 and A130.

## Agents note

Council Tax Band - C

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

Tenure - Leasehold

Length of Lease - 973 years

Service Charge - £231 per quarter

EPC rating - D

Parking - One allocated space in car park to rear of property.

Our ref - JG

Lease details - These charges are for the current year and maybe subject to change.

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 Postcode CM1 3RW

## Further information

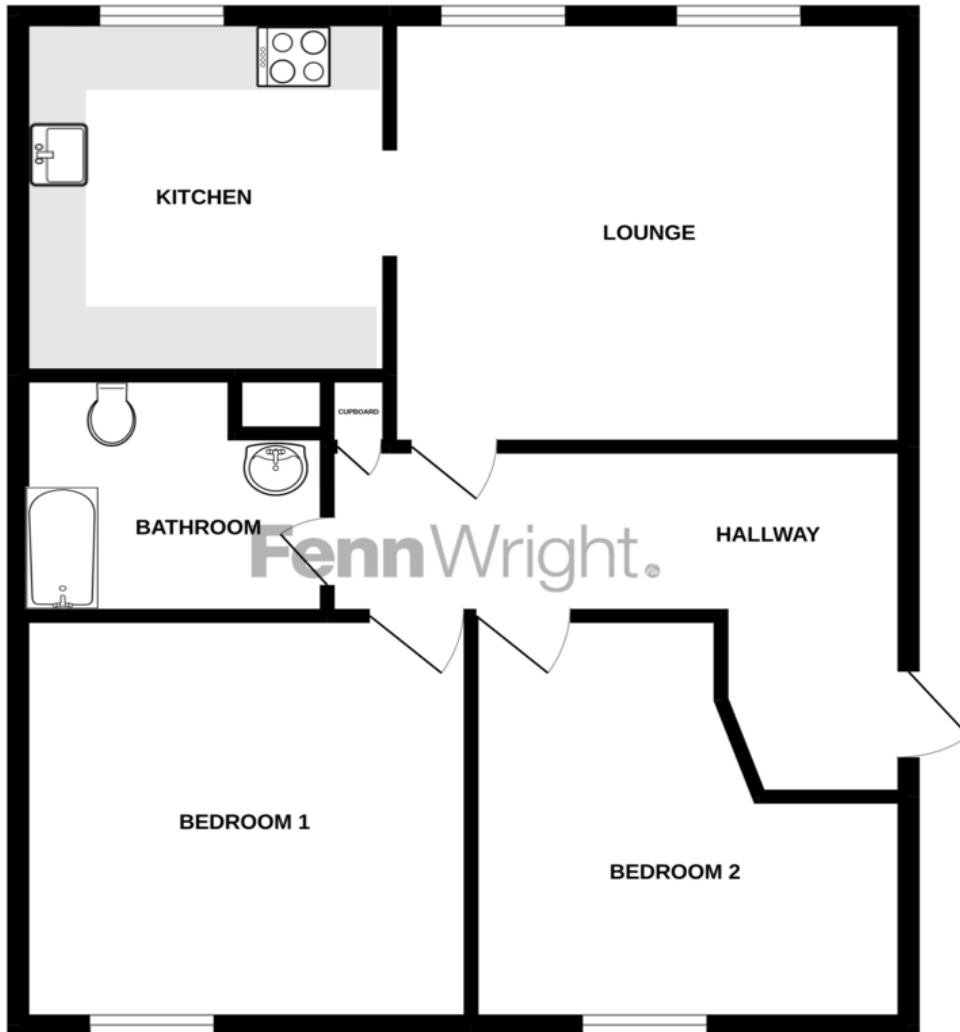
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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

## Viewing

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

## FIRST FLOOR



To find out more or book a viewing

**01245 292 100**

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