

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Broomfield Road, Chelmsford, CM1 1SS



£175,000

WILLIAMS and DONOVAN - situated in a central Chelmsford location, ideally placed for KEGS and within easy reach of Chelmsford railway station and City centre is this one bedroom, 2nd floor apartment. Offered for sale with NO ONWARD CHAIN, this well presented property benefits from having a modern 17' kitchen/lounge; double bedroom; modern shower room and an allocated parking space. Lease length 125 years.  
EPC rating - C. Our ref: 15950

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# Broomfield Road, Chelmsford, CM1 1SS

Accommodation comprises:

Entrance via secure communal door to communal hallway. Stairs to all floors. Personal entrance door on 2nd floor to:



## HALLWAY

Skimmed ceiling. Security entry phone. Doors to:

## BEDROOM 10' 9" x 10' 6" (3.28m x 3.2m)

Double glazed sash window with blind to remain, to side aspect. Wall mounted electric heater. Opening to:



## DRESSING AREA 13' 2" x 3' 10" approx. (4.01m x 1.17m)

Double glazed sash window with blinds to remain, to rear aspect. Radiator. Wall mounted Ideal combi boiler.

## KITCHEN/LOUNGE 17' x 15' 9" (5.18m x 4.8m)

Skimmed ceiling. Four sash windows with blinds to remain, to front and side aspects. Two radiators. Base level units with Corian working surfaces and matching upstands. Inset stainless steel sink with freestanding chrome mixer tap. Inset 4 ring Neff electric hob with glass splashback and Neff electric oven with hideaway door under. Integrated fridge. Integrated freezer. Integrated dishwasher.



## SHOWER ROOM 8' 9" x 8' 4" (2.67m x 2.54m)

Skimmed ceiling. Sash window to front aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap, and integrated Neff washing machine, and walk in shower cubicle with rainmaker shower head and detachable jet body spray. Part tiled walls. Chrome ladder style towel rail.



### OUTSIDE OF PROPERTY:

Allocated parking space for one vehicle.

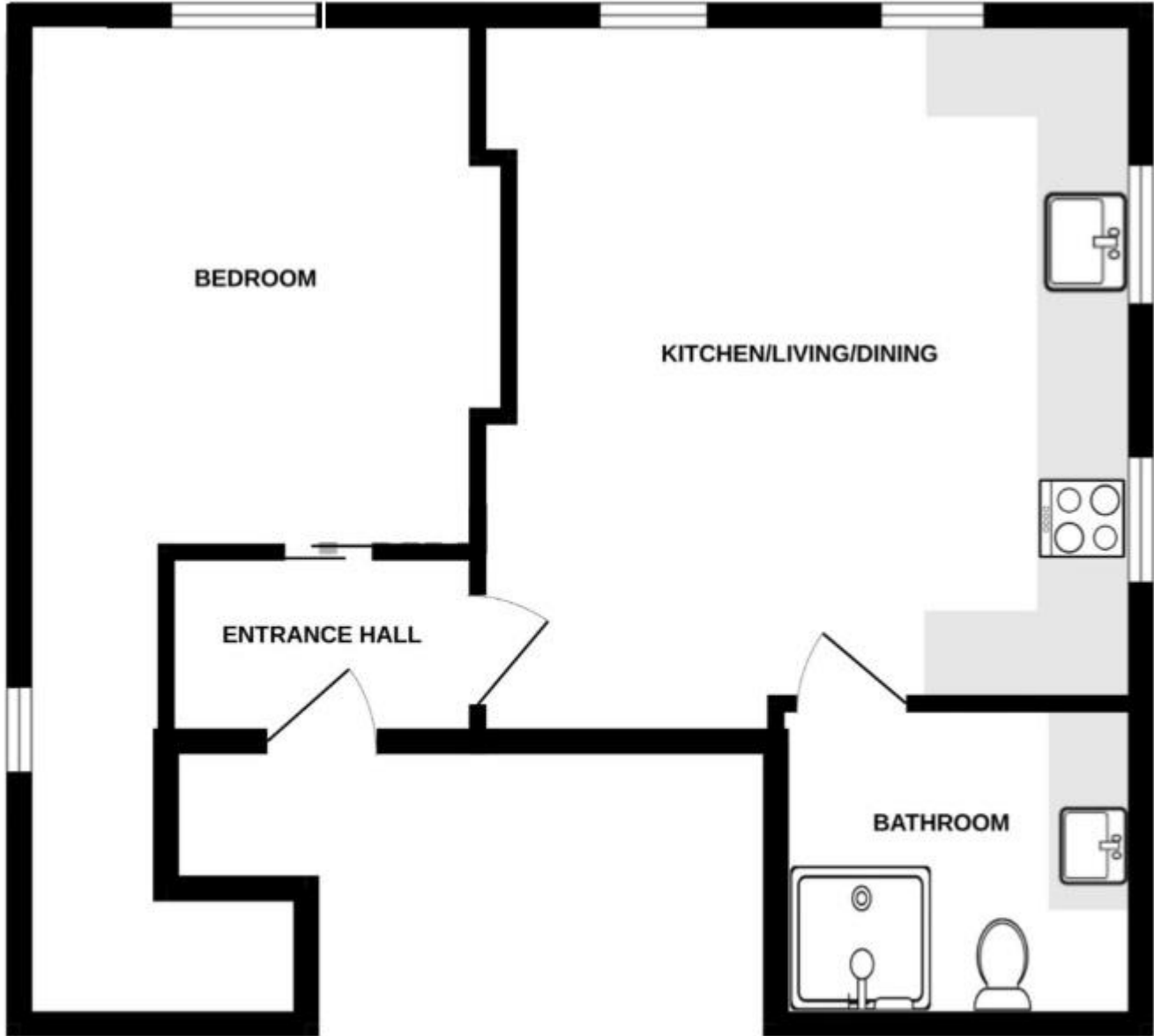


### Agent's Note:

Lease length – 125 years

Ground rent - £1 per annum

Service charge - £85 per month (£1,020 per annum)



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.  
Made with Metropix ©2023

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.