



**Godfreys Mews, Chelmsford CM2 0XE**



**welcome to**

## **Godfreys Mews, Chelmsford**

In Chelmsfords city center, This delightful one-bedroom first-floor retirement apartment provides a tranquil and secure living environment within the highly regarded Godfrey Mews development. Exclusively for residents over the UK retirement age the property is thoughtfully maintained.

### **Entrance Hall**

Fischer electric heater, Airing cupboard, Carpeted ( heaters installed 2023)

### **Lounge**

17' 10" x 10' 2" ( 5.44m x 3.10m )

Fischer electric heater, Carpeted

### **Kitchen**

7' 7" x 7' 6" ( 2.31m x 2.29m )

Fully fitted Kitchen installed approx 2 years old

### **Bedroom**

17' 2" x 8' 11" ( 5.23m x 2.72m )

Fitted Wardrobe, Carpeted

### **Bathroom**

7' 7" x 5' 10" ( 2.31m x 1.78m )

Walk in Shower, Heated Towel Rail

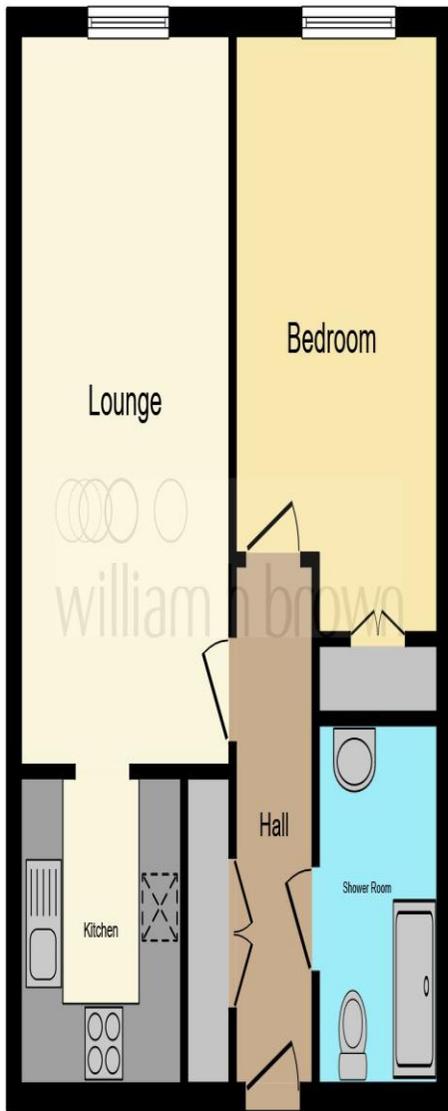
### **Agents Note:**

Lease: 139 years from 1 June 1988

Lease: 102 years remaining

Current Ground Rent: £294 pa

Current Service Charge: £2700 pa



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to  
**Godfreys Mews,  
Chelmsford**

- Spacious double bedroom with built-in wardrobe
- Bright and airy living/dining room with large window
- Modern fitted kitchen with integrated appliances
- Contemporary bathroom with walk-in shower
- Attractive communal gardens and seating areas

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2700.00

Ground Rent: 294.00

This is a Leasehold property with details as follows; Term of Lease 139 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£110,000**



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Property Ref:  
CHE115826 - 0010

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