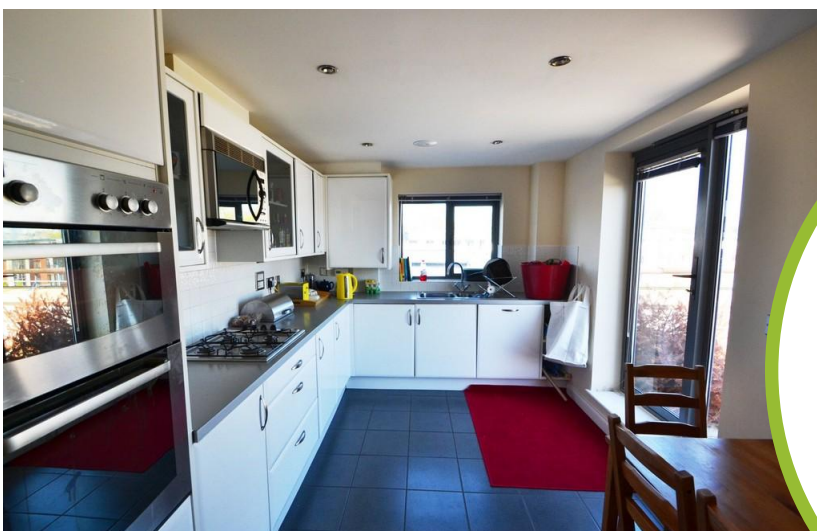


Victoria Court, New Street, Chelmsford, Essex, CM1 1GP



Leasehold
Guide Price
£599,000
Subject to contract

3 bedrooms
1 reception room
2 bathrooms



*** No onward chain*** 3 bedroom penthouse apartment, en-suite to Master bedroom, 2 further bedrooms all with private balconies, large roof terrace 44' X 33', allocated parking, 5 minute walk from the station and city centre.

Some details

General Information

A luxury 3 bedroom penthouse apartment with en-suite facilities, under floor heating, ceiling and integrated speaker throughout, and a large roof terrace measuring 44' x 33'. The property is situated on the 3rd floor and is accessible by lift or stairs. On entering the private hallway provides access to the master bedroom which has an en-suite shower room and double doors leading out to a balcony. The second bedroom has built in wardrobes. The bathroom is also accessed off the hall and is fitted with a modern white 3 piece suite. From the hall double doors lead you in to the bright living area that allows access to the roof terrace, 3rd bedroom and kitchen. The third bedroom is an adequate single and has access to the side balcony. A modern kitchen is fitted with integrated microwave, dishwasher, washing machine, double oven and gas hob. Double doors also lead out on to the roof terrace. The roof terrace is we believe, the largest in Chelmsford and measures 44' x 33' and is paved with safety bars along the perimeter with the potential for an extension, subject to the necessary planning consent. Gated access leads to the private parking area.

Living room

20' 10" x 13' 1" (6.35m x 3.99m)

Kitchen

15' x 8' 11" (4.57m x 2.72m)

Master Bedroom

18' 4" x 11' 3" Max (5.59m x 3.43m)

Bedroom 2

15' 9" x 8' 7" (4.8m x 2.62m)

Bedroom 3

9' 11" x 7' 6" (3.02m x 2.29m)

Bathroom

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

Roof Garden

44' x 33' (13.41m x 10.06m)

The Outside

The apartment has a side balcony serving the Master and third bedroom whilst the spacious roof terrace is accessed from the living and kitchen areas providing ample space for entertaining and alfresco dining, with the potential for an extension, subject to the necessary planning consent. Externally the parking is accessed via a security gate and we are informed has 1 allocated covered parking space.

Where ?

Victoria Court is ideally placed for the professional commuter being a 5 minute walk from the Mainline Railway station and vibrant City centre with it's many Pubs, Wine bars and Restaurants.

Important Information

Council Tax Band - F

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

Tenure - Leasehold

Service charge is approximately £3000 per annum - To be confirmed by solicitors.

Ground rent is approximately £200 per annum - To be confirmed by solicitors.

Approximately 140 years left from a 155 year lease - To be confirmed by solicitors.

Directions

Satnav. CM1 1GP. For full directions please contact a member of the sales team on 01245 292100.

Further information

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

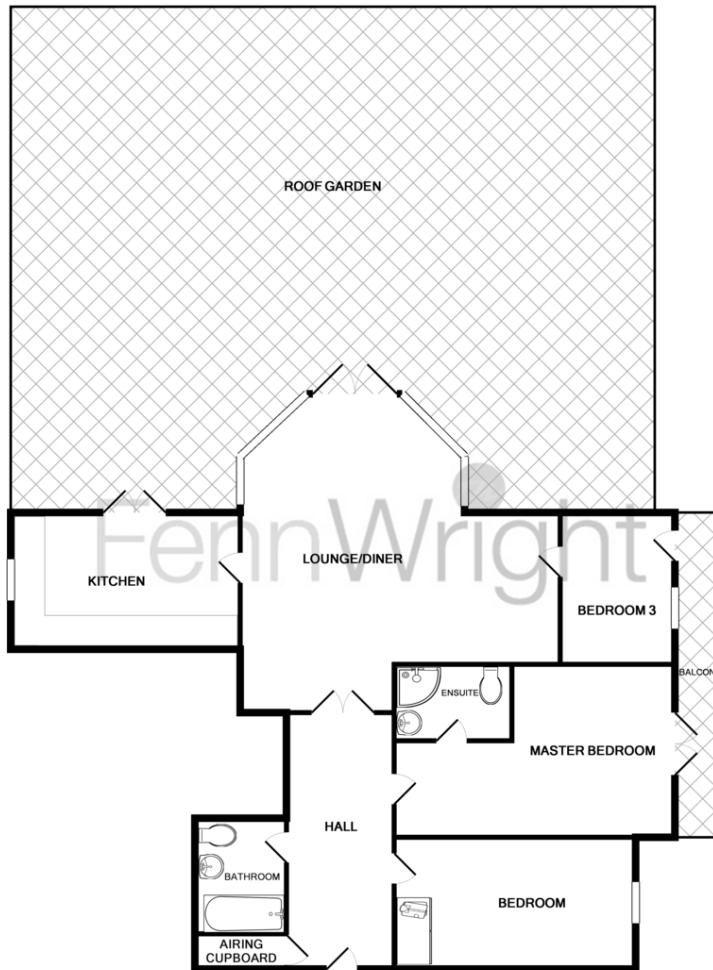
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Viewing

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

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.



TOTAL APPROX. FLOOR AREA 1060 SQ.FT. (98.5 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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To find out more or book a viewing

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