



178 Upper Bridge Road, Chelmsford , Essex CM2 0AY  
£180,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located in a prime convenient position within easy walking distance of Chelmsford City centre and the mainline railway to London is this refurbished one bedroom ground floor maisonette. The property is located within a purpose built block of three apartments and affords it's own private access from the rear via a robust security gate. The property includes a fitted kitchen and newly fitted bathroom suite. There is gas radiator central heating with a combination boiler (replaced 2020) and a security alarm. There is parking and a garden area to the rear and also permit parking available for the road. The city centre enjoys an excellent range of shopping and recreational facilities including a John Lewis department store. There are numerous bars, restaurants, cinema and the Riverside Leisure centre with ice rink. There is also a local convenience store close by. NO ONWARD CHAIN. Energy rating C.

## GROUND FLOOR

### Entrance Lobby

Upvc entrance door, laminate wood floor, doorway to:

### Open Plan Lounge & Kitchen 14'5 x 12'4>10'1 (4.39m x 3.76m>3.07m)

Window and two radiators. Fitted kitchen commencing with a sink unit set into laminate work surfaces. Range of fitted base and wall units with drawer pack. Built-in electric oven, hob and extractor hood. Space for washing machine and fridge freezer. Part tiled walls, mains fire alarm, laminate wood floor. Agents Note: The washing machine, fridge freezer and items of furniture in the apartment are available by separate negotiation if required. Door to:

### Lobby

Large store cupboard also housing the gas fired 'Ideal Classic 2' combination boiler (replaced 2020). Doors to:

### Bedroom 13'2 x 6'5 (4.01m x 1.96m)

Window and radiator.

### Bathroom

Glass brick feature window, chrome ladder radiator. Re-fitted bathroom comprising a three piece suite.....panelled bath with shower attachment and glass slash screen, pedestal wash hand basin, wc. Tiled floor and fully tiled walls, extractor fan.

## EXTERIOR

This maisonette is one of three within this purpose built block. The first & second floor apartments are accessed from the front. This ground floor apartment is accessed via a sturdy metal lockable security gate to the left flank which leads to the rear. There is a garden area and each apartment has a parking space, although we understand this is very rarely used. Permits for residents parking are available for Upper Bridge Road from Chelmsford City council.

## Lease Details

The lease term was recently extended and there is now approximately 155 years remaining. The maintenance charges are to be confirmed, however we understand they are less than £100 per annum. The ground rent is peppercorn.

## Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

## Agents Note

In our opinion this apartment really is a little gem. It's location and secure positioning would make an ideal purchase for many types of buyers including a first time buyer, an investment buyer or indeed a semi/retired person. It must be seen to be fully appreciated.

## Ground Floor



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