



## 2 Becketts Court, Glebe Road, Chelmsford, Essex, CM1 1QQ

- GATED DEVELOPMENT
- GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING
- FITTED KITCHEN & BATHROOM
- LOUNGE AND DINING AREA
- PRIVATE SUN TERRACE
- ALLOCATED OFF ROAD PARKING SPACE
- CLOSE TO RAIL STATION
- NO ONWARD CHAIN



## PROPERTY DESCRIPTION

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Welcome to this charming two-bedroom ground floor apartment located on Glebe Road, perfectly positioned for convenient living with easy access to local amenities and transport links. Offering a superb blend of comfort and practicality, this property is ideal for first-time buyers, professionals, or those looking to downsize without compromising on space or convenience.

Step inside to discover a spacious reception room that seamlessly combines the lounge and dining area, providing a versatile space to relax, entertain. The natural light flooding through the windows creates a warm and inviting atmosphere, enhancing the home's delightful living space.

The fitted kitchen is both stylish and functional, equipped with appliances and ample storage solutions, making meal preparation a pleasure. Adjacent to the kitchen, you will find a well-appointed bathroom featuring contemporary fixtures and a clean, fresh design, perfect for unwinding after a long day.

This apartment benefits from efficient gas central heating, ensuring warmth and comfort during the cooler months, while the ground floor location adds ease of access and practicality. One of the standout features is the private sun terrace, an ideal spot to enjoy your morning coffee or relax with a book in the sunshine.

Parking is never a worry thanks to the allocated off-road parking space, offering both convenience and security for your vehicle. Additionally, the property is situated close to the local rail station, making commutes and day trips straightforward and stress-free.

With no onward chain, this apartment presents an excellent opportunity to move in without delay and start making it your own. The combination of fantastic features, location, and move-in readiness makes this a truly appealing home on Glebe Road.

Don't miss out on this fabulous ground floor apartment that combines modern living with practical benefits. Contact us today to arrange a viewing and experience first-hand everything this delightful property has to offer.



## ROOM DESCRIPTIONS

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### ENTRANCE HALL

Storage cupboard, intercom, gas radiator.

### KITCHEN

(2.74m x 2.13m) 9' 0" x 7' 10" Double glazed sash window to rear, range of low level units and eye level with worktop, breakfast bar, gas hob with electric extractor over, electric oven, washing machine, dishwasher and low level fridge/freezer. Gas combi boiler, gas radiator.

### LOUNGE

17' 0" x 11' 0" (5.18m x 3.35m) Double glazed French doors out to private patio overlooking the communal garden, gas radiator.

### BEDROOM ONE

10' 0" x 6' 9" (3.05m x 2.06m) Double glazed sash window to front, gas radiator, built in double wardrobe.

### BEDROOM TWO

10' 0" x 6' 6" (3.05m x 1.98m) Double glazed sash window to front, gas radiator.

### BATHROOM

Panel bath with shower over, wash hand basin, low level w/c, gas radiator, fully tiled walls.

### PARKING

One allocated parking space, parking for visitors.

### LEASE DETAILS

Lease Length - 99 years remaining

Service Charge £1164 pa

Ground Rent £150 pa

Council Tax Band - C

£1926.96

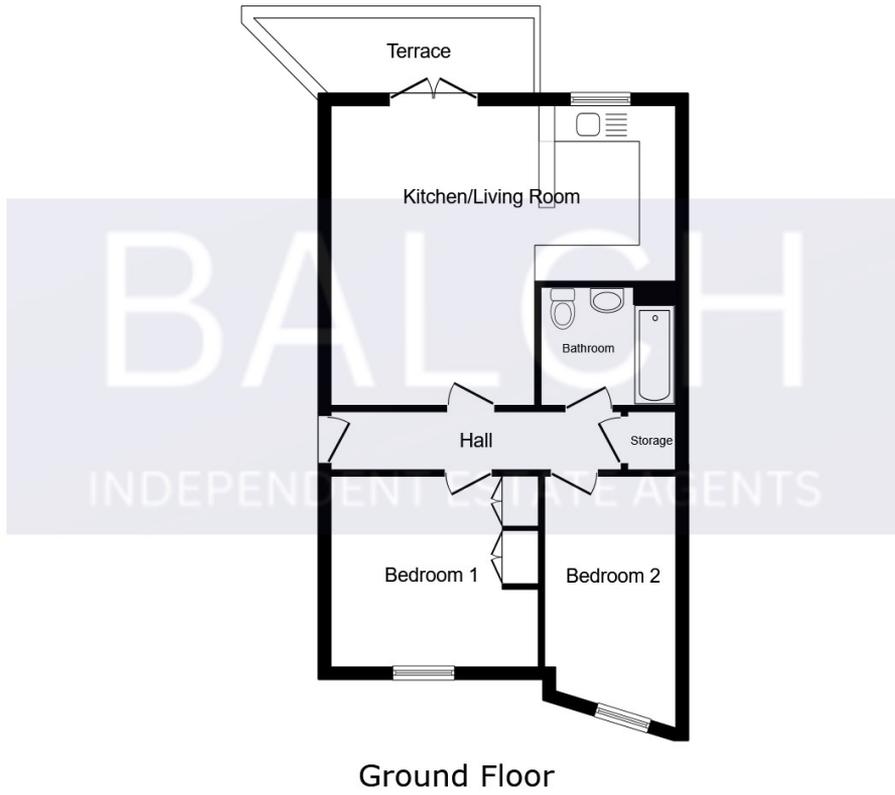
### VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN & EPC



Ground Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	76
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		78	79
England, Scotland & Wales		EU Directive 2002/91/EC	