

FOR SALE

Guide Price £180,000 Leasehold



73 Canside, Meadow Walk, Chelmsford, Essex, CM1 1FU

- ONE BEDROOM APARTMENT
- SEVENTH FLOOR
- PRIME CITY CENTRE LOCATION
- ALLOCATED PARKING
- OPEN PLAN MODERN KITCHEN LIVING AREA
- GUIDE PRICE £180,000 - £200,000
- IDEAL FOR COMMUTERS/INVESTORS
- APPROX 560 SQFT
- STUNNING VIEWS OVER CHELMSFORD CITY CENTRE
- POTENTIAL GROSS RENTAL YIELD 7.7%



PROPERTY DESCRIPTION

Discover this exceptional one-bedroom apartment located on the seventh floor, offering stunning panoramic views over Chelmsford city centre. Boasting approximately 560 square feet of modern living space, this stylish flat is perfectly positioned in a prime city centre location, making it an ideal choice for commuters and investors alike. Complete with allocated parking and access via lift and stairs, this property combines convenience with contemporary urban living.

Step inside to a spacious open-plan kitchen and living area that serves as the heart of the home. The contemporary kitchen is fitted with sleek cabinetry and integrated appliances, designed to cater to your culinary needs while allowing easy interaction with the living space. This layout not only maximises natural light, thanks to large windows framing breathtaking city views, but also creates a versatile space ideal for entertaining guests or relaxing after a busy day.

The bedroom is generously proportioned and offers a tranquil retreat overlooking the cityscape. Its neutral decor and ample space provide the perfect canvas to personalise to your taste. Adjacent to the bedroom, you will find a modern four-piece bathroom, featuring a stylish suite including a bathtub, separate shower, washbasin, and WC. This well-appointed bathroom offers both comfort and practicality, serving the apartment with sophistication.

Chelmsford is a vibrant and thriving city, renowned for its excellent transport links, bustling shopping district, and a wide array of dining and entertainment options. Residents benefit from the convenience of being close to the mainline railway station, with direct trains into London Liverpool Street in less than 40 minutes, perfect for professionals commuting to the capital. The city centre also offers a mix of historic charm and modern amenities, from boutique shops and cafes to theaters and parks, creating a lively and welcoming community atmosphere.

Additional highlights include allocated parking, an increasingly rare commodity in vibrant city centres, ensuring ease and security for vehicle owners. The building is serviced by a lift and stairs, making all floors easily accessible. Whether you are a professional seeking a convenient base close to work and amenities, or an investor looking for a high-demand rental property, this apartment promises a superb lifestyle opportunity in the heart of Chelmsford.



ROOM DESCRIPTIONS

Entrance Hallway

Storage cupboard which hosts the boiler.

Living / Kitchen Area

26' 0" x 12' 9" (7.92m x 3.89m) Double glazed window to the front, wall mounted electric heater, base level units, integrated appliances such as oven, fridge, freezer, dishwasher and washing machine.

Bedroom

12' 8" x 12' 2" (3.86m x 3.71m) Double glazed windows to front, wall mounted electric heater, equipped with a fitted wardrobe.

Bathroom

9' 6" x 6' 1" (2.90m x 1.85m) Four piece suite, including a shower, bath, low level w/c and hand wash basin.

Agents Notes

Size: Approximately 560 sqft

Lease Length: 111 years

Service Charge: £3,200.00 pa

Ground Rent: £250.00 pa

Buy To Let Investment: Rental prices achieved in the area are around £1,150pcm.

Depending on purchase price the net rental yield ranges from 5.2% to 5.7% and the gross from 6.9% to 7.7% this is inclusive of the service charge and ground rent. Please reach out for further information.

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.

Should your offer be accepted on one of our properties, all purchasers will be required to complete Anti Money Laundering (AML) identity verification checks. A non-refundable administration fee of £30.00 plus VAT per person is payable before a Memorandum of Sale is issued.

Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN

Canside, Meadow Walk, Chelmsford, CM1 1FU



Seventh Floor

Floor area 560 sq.ft.

Total floor area: 560 sq.ft.

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