



26 Ramshaw Drive, Chelmsford, Essex, CM2 6UB

- TWO BED TOP FLOOR APARTMENT
- GARAGE AND ALLOCATED PARKING
- LARGE PRIVATE LOFT SPACE WITH LADDER
- DUEL ASPECT LOUNGE/DINER
- GOOD ACCESS TO CITY CENTRE
- ELECTRIC HEATING
- DOUBLE GLAZING
- COMMUNAL GARDENS



PROPERTY DESCRIPTION

Situated in the sought-after Chelmer Village, this charming top floor two-bedroom apartment offers an excellent blend of comfort and convenience, making it a perfect home for professionals, couples, or small families. Boasting a very large loft space, garage, and parking, the property provides practical living solutions alongside a pleasant communal environment. With electric heating and double glazing throughout, the apartment promises a warm and energy-efficient retreat in one of Chelmsford's most popular residential areas.

Chelmer Village is renowned for its community feel, excellent amenities, and proximity to Chelmsford city centre. Residents enjoy access to well-maintained communal gardens and a variety of local shops, cafes, and recreational facilities just a short stroll away. Chelmsford's mainline railway station, offering swift connections to London Liverpool Street, adds to the desirability of the location, making daily commutes hassle-free. The area also benefits from reputable schools and green spaces, ensuring a balanced lifestyle for all ages.

Upon entering the apartment, you are welcomed into a practical entrance hall that provides access to all key rooms and offers ample storage options. The dual aspect lounge/diner is bright and airy, flooded with natural light through large windows that provide pleasant views and create a spacious atmosphere ideal for both relaxing evenings and entertaining guests. The room's flexible layout allows for comfortable seating and a dining area, catering to a variety of living arrangements.

The kitchen is well-appointed with fitted units and work surfaces, equipped to meet all your culinary needs. Its functional design ensures plenty of storage and workspace, encouraging ease and efficiency when preparing meals. The apartment's two bedrooms are generously sized, each offering a peaceful retreat at the end of the day. Both rooms can comfortably accommodate double beds and additional furniture, with plenty of natural light enhancing their appeal.

The bathroom features a modern white suite, thoughtfully designed to maximize space and comfort. It offers a clean and fresh environment with a bathtub/shower combination, perfect for unwinding after a long day. Additional noteworthy features of this property include a boarded loft accessed via a convenient pull-down ladder, providing valuable extra storage or potential conversion possibilities, and a private garage alongside dedicated parking spaces, ensuring secure and hassle-free parking.



ROOM DESCRIPTIONS

Communal Entrance

Communal entrance door leads into the communal entrance hall with stairs rising to all floors. Personal door leads into Entrance Hall.

Entrance Hall

Entry phone system, airing cupboard, electric heater, loft access.

Lounge/Diner

9' 07" x 21' 0" (2.92m x 6.40m) Double glazed windows to front and rear, electric heater.

Kitchen

6' 00" x 8' 07" (1.83m x 2.62m) Double glazed window to rear, kitchen is Fitted with a range of base and eye level storage cupboards, stainless steel sink unit, integrated electric oven and hob with extractor and lighting over, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, coved ceiling, under cupboard lighting.

Bedroom One

Double glazed window to front, fitted wardrobe.

Bedroom Two

6' 09" x 11' 01" (2.06m x 3.38m) Double glazed window to front, electric heater.

Bathroom

5' 11" x 6' 09" (1.80m x 2.06m) White suite bathroom which comprises of a low level wc, wash hand basin, panelled bath with shower over, obscure double glazed window to rear, coved ceiling, floor level lighting.

Loft

Pull down ladder, the loft has been boarded with power and light connected, workbench.

Outside

There are communal gardens surrounding the property and there is a garage in block with parking space in front.

Lease Information

We have been informed by the current vendor that there is approximately 88 years remaining on the lease. The Service Charge is paid twice a year, each payment is £1104 total service charge is £2208, The Ground Rent is £144.24pa, Buildings Insurance approximately £260.87pa.

VIEWINGS

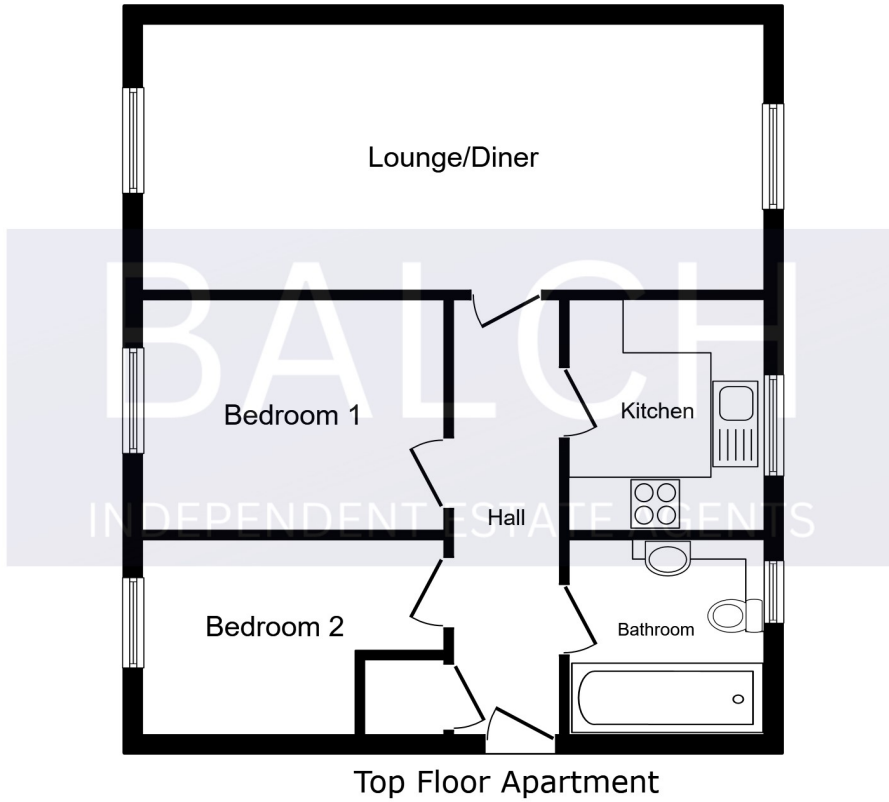
By prior appointment with BALCH ESTATE AGENTS.

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.



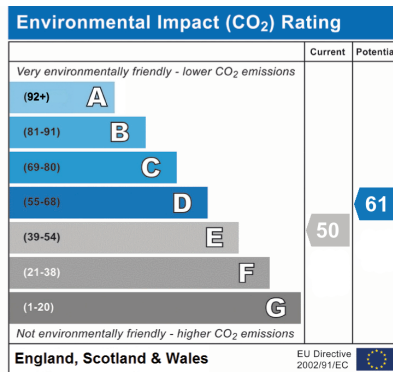
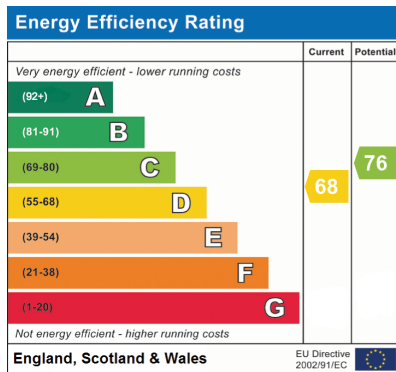
FLOORPLAN & EPC

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Top Floor Apartment

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



Chelmsford
3-3a, Tindal Square, Chelmsford, CM1 1EH
01245 258866
selling@balchagents.com