

FOR SALE

Asking Price £230,000 Leasehold



Harberd Tye, Chelmsford, Essex, CM2 9GJ

- TWO BEDROOM APARTMENT
- JULIET BALCONY
- ALLOCATED PARKING
- SOUGHT AFTER AREA
- FIRST FLOOR
- INTERGRATED APPLIANCES
- COMMUNAL GARDEN
- 1.5 MILE WALK TO CHELMSFORD TRAIN STATION



PROPERTY DESCRIPTION

Situated within a popular residential development just 1.5 miles from Chelmsford Railway Station, this well presented two bedroom first floor apartment offers modern, low maintenance living, making it an excellent choice for first time buyers, commuters, downsizers and investors alike. Benefitting from allocated parking, well maintained communal gardens and a bright, spacious interior, the property is ideally positioned for easy access to Chelmsford city centre and its excellent transport links.

Chelmsford offers an outstanding range of shopping, dining and leisure facilities, together with highly regarded schools and beautiful open spaces. The Mainline Railway Station provides regular direct services to London Liverpool Street, whilst the nearby A12 offers convenient road links across Essex and beyond.

The accommodation begins with a welcoming entrance hall leading to a generous lounge/dining room, filled with natural light from French doors opening onto a Juliet balcony. This inviting space is perfect for both relaxing and entertaining. The adjoining contemporary kitchen is fitted with a range of modern units, integrated appliances and ample worktop space, providing both style and practicality.

There are two well proportioned bedrooms, each offering comfortable accommodation with space for additional furniture or a home working area if required. The accommodation is completed by a modern bathroom fitted with a contemporary white suite.

Further benefits include an allocated parking space, secure communal entrance and attractive communal gardens, creating an enjoyable environment both inside and out.

Offering spacious accommodation, modern finishes and an excellent location close to Chelmsford city centre and the railway station, this superb apartment presents an ideal opportunity for buyers seeking a home that combines convenience, comfort and lifestyle.



ROOM DESCRIPTIONS

LIVING ROOM / DINING

21' 4" x 9' 8" (6.50m x 2.95m)

KITCHEN

6' 4" x 7' 7" (1.93m x 2.31m)

BEDROOM ONE

9' 1" x 11' 0" (2.77m x 3.35m)

BEDROOM TWO

6' 7" x 11' 7" (2.01m x 3.53m)

BATHROOM

7' 4" x 6' 5" (2.24m x 1.96m)

AGENT NOTES

Lease length: 155 years from 1 January

2004 (132 years remaining)

Service Charge: £1,085 biannually

Ground Rent: £87 biannually

EPC: Has been commissioned, awaiting certificate

Council Tax Band: C £2,045

VIEWINGS

By prior appointment with Balch Estate Agents.

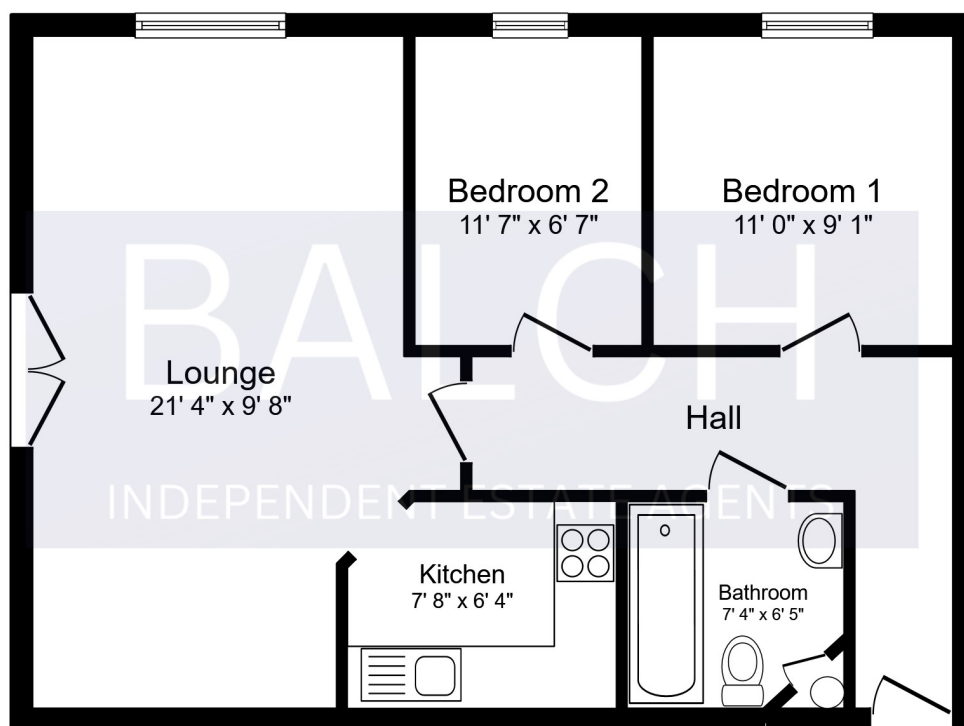
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN

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Floor Plan

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

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