

FOR SALE

£275,000 Leasehold



Coates Quay, CHELMSFORD, Essex. CM2 6HU

- WATERSIDE APARTMENT
- EXCELLENT DECORATIVE ORDER
- FITTED KITCHEN
- COURTYARD GARDEN TO REAR
- NO ONWARD CHAIN
- ALLOCATED PARKING AND VISITORS SPACE
- WALKING DISTANCE OF CITY CENTRE AND STATION
- LOUNGE/DINER
- VIEWING ESSENTIAL
- SHOWER ROOM



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PROPERTY DESCRIPTION

A unique opportunity to acquire a 2 bedroom "Docklands style" ground floor apartment, situated on Coates Quay in Chelmsford City Centre. This apartment has it's own patio garden to rear with WATERSIDE VIEWS over the Quay side and an allocated parking space in the residents car park. The accommodation comprises of 2 bedrooms with built in wardrobes, refitted shower room, fitted kitchen, lounge/dining room, electric heating and double glazed windows. The property has the added advantage of being offered with NO ONWARD CHAIN.

The development is situated just off Navigation Road and is therefore within the heart of Chelmsford City Centre and within walking distance of a range of restaurants, bars and leisure facilities with rail station connecting to Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

COMMUNAL RECEPTION HALL

Entry phone access through glazed communal doors to hall way, stairs to first floor, apartment entrance door to:

RECEPTION HALL

Electric heater, built in airing cupboard, entry phone system, doors to:

LOUNGE/DINER

17' 9" x 11' 6" (5.41m x 3.51m)

Electric heater, French doors giving access to the private patio area, double glazed window to side, archway to Kitchen

KITCHEN

8' 9" x 7' 3" (2.67m x 2.21m)

Fitted with a range of base and wall mounted storage units, integrated electric oven and hob with extractor over, ceramic sink unit, space and plumbing for washing machine, integrated slimline dishwasher, space for fridge/freezer, double glazed window to front.

BEDROOM ONE

13' 10" x 9' 10" (4.22m x 3.00m)

Double glazed window to rear, electric heater, built in wardrobes to one wall.

BEDROOM TWO

11' 3" x 6' 6" (3.43m x 1.98m)

Double glazed window to front, fitted with a range of furniture comprising wardrobes with drawers beneath and fitted shelving.

REFITTED SHOWER ROOM

Independent shower cubicle, low level wc, wash hand basin, obscure double glazed window to front.

EXTERIOR

Private patio area to rear, with part dwarf retaining wall and being laid to part lawn and part patio. The development stands in communal gardens which are maintained by the management company, various lawned areas, bin store and allocated parking space plus visitors parking available.

LEASE INFORMATION

APPROXIMATELY 100 YEARS REMAIN ON THE LEASE

GROUND RENT £100PA

SERVICE CHARGE £115PCM

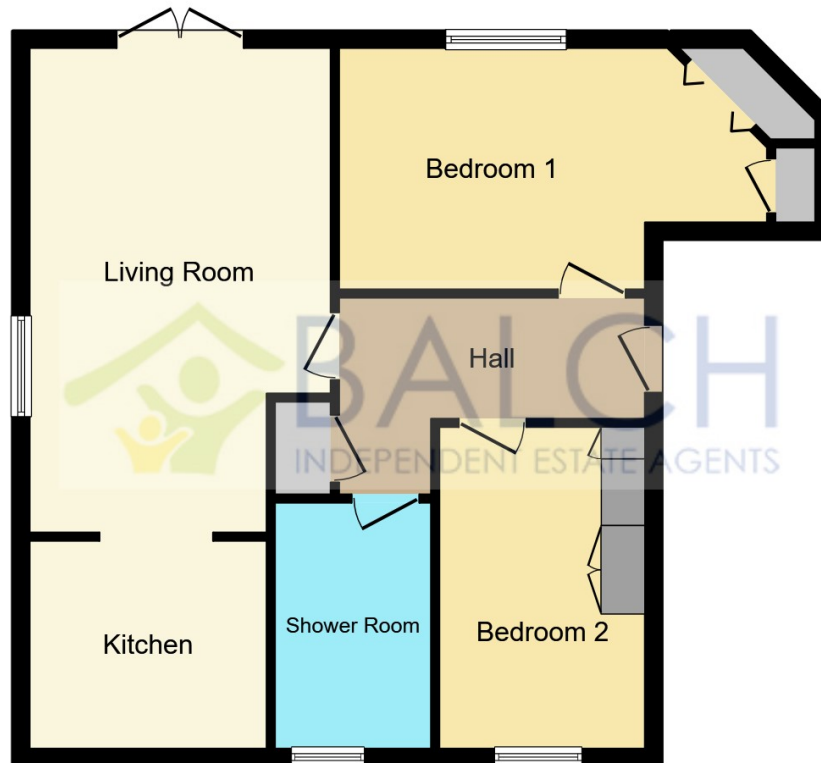
VIEWING

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



Ground Floor

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