

FOR SALE

Asking Price £170,000 Leasehold



Melba Court, Writtle, Chelmsford, Essex, CM1 3EW

- ONE BEDROOM
- SECOND FLOOR APARTMENT
- HIGHLY SOUGHT AFTER LOCATION
- PERFECT FOR FIRST TIME BUYERS/INVESTORS
- ALLOCATED PARKING AND VISITORS SPACE
- COMMUNAL GARDENS
- DUAL ASPECT LOUNGE
- JULIET BALCONY
- COUNCIL TAX BAND - B
- APPROX 420 SQFT



PROPERTY DESCRIPTION

Situated in the sought-after village of Writtle, this one-bedroom second-floor apartment offers approximately 420 sq ft of well-proportioned accommodation and is ideally suited to first-time buyers and investors alike.

Writtle is a highly regarded and picturesque village, offering a fantastic blend of traditional charm and everyday convenience. The village is home to a selection of local shops, cafés, pubs and eateries, alongside attractive green spaces and a strong community feel. With Chelmsford close by, residents also benefit from easy access to a wider range of shopping, leisure and transport facilities, making Writtle an appealing choice for those looking for village living without being too far from the town centre.

The accommodation comprises an entrance hall, spacious double bedroom with built-in storage and Juliet balcony, dual-aspect living room with a further Juliet balcony, fitted kitchen and bathroom with shower over the bath. Pleasant views and good levels of natural light are enjoyed from both the bedroom and living room. The accommodation offers scope for modernisation, giving a new owner the opportunity to add their own style and potentially increase the property's appeal.

Externally, the property benefits from allocated parking, ample visitor spaces and well-maintained communal gardens.

For investors, the combination of a popular village location, one-bedroom layout and allocated parking makes this an appealing buy-to-let proposition, while first-time buyers can benefit from a manageable home in a well-connected setting.

Writtle offers a range of local amenities, independent shops, eateries and green spaces, with Chelmsford and its wider amenities easily accessible.



ROOM DESCRIPTIONS

Lounge/Diner

10' 9" x 14' 3" (3.28m x 4.34m)

Kitchen

8' 9" x 5' 9" (2.67m x 1.75m)

Bedroom

13' 2" x 9' 3" (4.01m x 2.82m)

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

External

This property benefits from allocated parking and ample visitor parking and communal grounds.

Agent Notes

This property is currently rented out, therefore we could only get external photos, once the tenant vacates, we will upload internal photos of the property.

This apartment is in good condition, however the property would benefit from slight modernisation.

Lease Length: 89 years remaining

Service Charge: £2,453.70

Ground Rent: £200

Buy To Let Investment: Rental prices achieved in the area are around £1,000 - £1,100pcm.

Depending on rental amount the net rental yield ranges from 5.5% to 6.2% and the gross from 7.1% to 7.8% 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.

Referral

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.

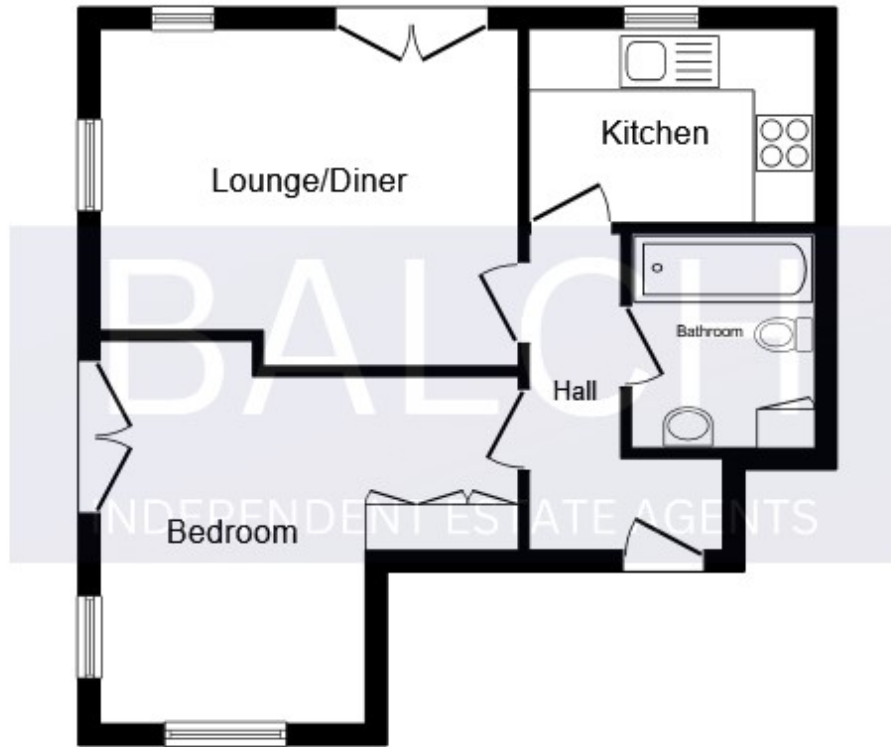


FLOORPLAN & EPC

BALCH

INDEPENDENT ESTATE AGENTS

Melba Court, Writtle



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

BALCH

INDEPENDENT ESTATE AGENTS

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

Chelmsford
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