REDUCED

Guide Price £325,000 Leasehold

Cedar Hurst, Chelmsford, Essex, CM1 1RN

- TWO BEDROOM APARTMENT
- GROUND FLOOR
- PRIVATE PATIO
- COMMUNAL GARDEN
- ALLOCATED PARKING
- EN SUITE SHOWER ROOM TO BED ONE
- GATED DEVELOPMENT
- GREAT LOCATION
- RECENTLY REDECORATED
- NO ONWARD CHAIN
- APPROX 786 SQFT
- GUIDE PRICE £325,000 - £350,000

BALCH
INDEPENDENT ESTATE AGENTS

Hospital Approach, Chelmsford, CM1 7FA

01245 258866
selling@balchagents.com

PROPERTY DESCRIPTION

Balch are delighted to introduce this beautifully presented two-bedroom, two-bathroom ground floor apartment, set within a secure gated development and offering a superb blend of contemporary style, comfort and modern living.

Recently redecorated to an exceptional standard, the apartment is presented in immaculate condition and benefits from a private patio, beautifully maintained communal gardens and allocated parking.

The spacious living room provides an inviting space for relaxing and entertaining, with direct access to the private patio overlooking the communal gardens. The modern kitchen offers a stylish finish with excellent storage, whilst the two generous bedrooms include a principal bedroom with a well-appointed en suite shower room, alongside a further modern bathroom.

The secure gated setting provides privacy and peace of mind, with the communal gardens adding to the attractive surroundings. Ideally positioned for local amenities, shops, cafés and excellent transport links, the property combines convenience with a tranquil residential setting.

Offered with no onward chain, this exceptional apartment is ready to move straight into and would make an ideal first home, lock-up-and-leave property or investment. Early viewing is highly recommended.

ROOM DESCRIPTIONS

LIVING ROOM
17' 7" x 10' 6" (5.36m x 3.20m) - Recently redecorated, new carpets, French doors leading out to the private patio & garden.

KITCHEN
9' 1" x 7' 9" (2.77m x 2.36m) - Integral appliances such as fridge, freezer, dishwasher, as well as a new oven, hob and washing machine. Pop up plug sockets.

BEDROOM ONE
17' 8" x 9' 8" (5.38m x 2.95m) - Recently redecorated, new carpet, French doors leading out to the private patio & garden. built in wardrobe and access to the en-suite. Electric radiator fitted to the wall.

EN - SUITE
7' 2" x 7' 8" (2.18m x 2.34m) - Equipped with a shower, hand basin, low level w/c and heated chrome towel rail.

BED TWO
9' 1" x 13' 9" (2.77m x 4.19m) - Recently redecorated, new carpet, large fitted wardrobe, windows to the rear.

BATHROOM
7' 7" x 6' 0" (2.31m x 1.83m) - Equipped with a shower over bath, hand basin, low level w/c and a heated chrome towel rail.

EXTERNAL
This property benefits from a large private patio area which looks out to the communal garden, the development hosts a large, secure communal shed.

To the front the property has one allocated parking space and visitor parking on a first come first serve basis, all secured by the gated entrance.

AGENTS NOTES
Lease length - 104 years left
Ground Rent - £175 pa, paid twice a year at £87.50
Service Charge - £3,285 pa
Approximately 786 sqft.

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.

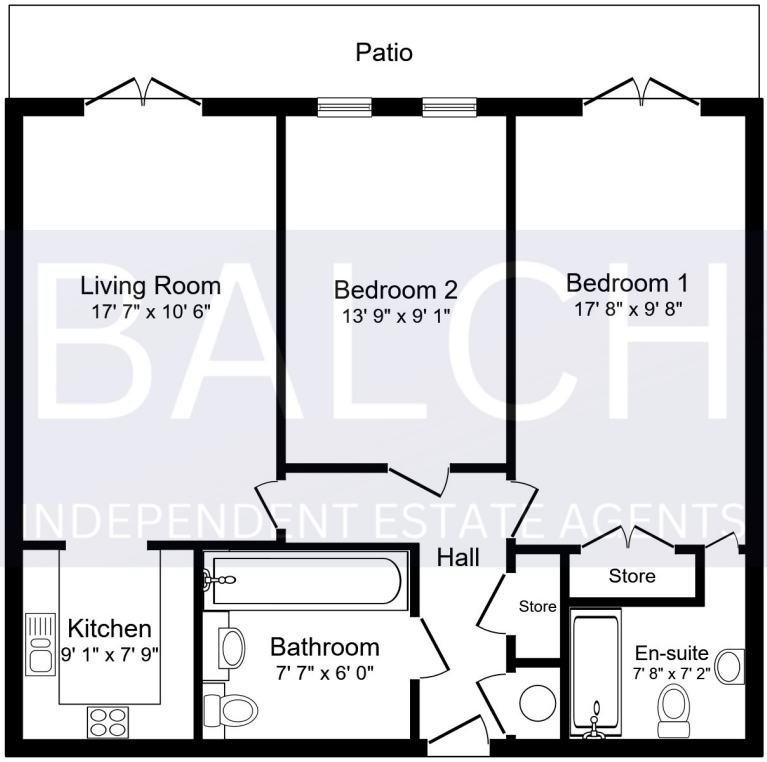
Should your offer be accepted on one of our properties, all purchasers will be required to complete Anti Money Laundering (AML) identity verification checks. A non-refundable administration fee of £30.00 plus VAT per person is payable before a Memorandum of Sale is issued.

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 & EPC

BALCH
INDEPENDENT ESTATE AGENTS

Cedar Hurst, Broomfield Road, Chelmsford



Floor Plan

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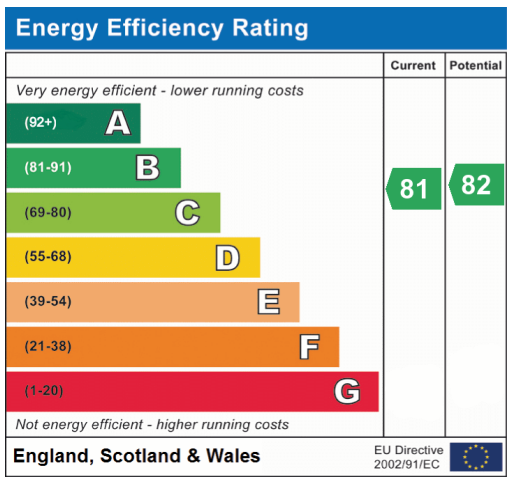
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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