

FOR SALE

Offers in Region of £215,000 Leasehold



Fulcher Avenue, Chelmer Village, Chelmsford, Essex, CM2 6QN

- ONE BEDROOM GROUND FLOOR APARTMENT
- SINGLE GARAGE AND PARKING
- RECENTLY REFITTED KITCHEN
- 966 YEAR LEASE
- HIGHLY SOUGHT AFTER LOCATION
- MODERN & WELL PRESENTED THROUGHOUT
- COUNCIL TAX BAND - B
- EPC BAND D
- SHARE OF FREEHOLD
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

Balch is delighted to present this attractive and well presented one bedroom ground floor apartment, ideally situated within the highly regarded residential area of Chelmer Village. Offering a wonderful blend of modern comfort and practicality, the property features a bright and spacious lounge/diner, a recently refitted kitchen with contemporary fittings and a generously proportioned double bedroom. The accommodation is complemented by a well appointed bathroom, tasteful neutral décor and an entry phone system, creating a welcoming home ready to move into.

Externally, the property benefits from a single garage and an adjacent allocated parking space, offering excellent convenience for residents and visitors alike. An impressive 966 years remaining on the lease further enhances the appeal of this home, alongside an EPC rating of Band D. Ideally positioned close to local amenities and within easy reach of Chelmsford city centre, the apartment is perfectly suited to first time buyers seeking a stylish home or investors looking for an appealing addition to their portfolio. Early viewing is highly recommended to appreciate all that this property has to offer.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into entrance hall

ENTRANCE HALL

Entry phone system, airing cupboard, doors to:

BEDROOM

11' 0" x 10' 7" (3.35m x 3.23m)

Double glazed window to front, fitted wardrobe.

BATHROOM

8' 2" x 5' 2" (2.49m x 1.57m)

Paneled bath with shower over, low level wc, wash hand basin, extractor fan, wall mounted electric heater.

LOUNGE/DINER

16' 6" x 12' 2" (5.03m x 3.71m)

Door to kitchen, double glazed window to rear and side.

FITTED KITCHEN

12' 2" x 5' 1" (3.71m x 1.55m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, stainless steel sink unit, space and plumbing for washing machine, integrated electric oven and hob with extractor over, space for fridge/freezer.

EXTERIOR

The property is surrounded by well kept communal gardens and there is a single garage and parking in block which is accessed via Wilshire Avenue.

SERVICES

ALL SERVICES ARE CONNECTED WITH THE EXCEPTION OF GAS.

AGENT NOTES

The kitchen has recently been refitted and the vendor upgraded the water pressure by installing a gravity pump and updated the radiators throughout the flat.

We have been informed by the current Vendor of the following information:

There are 966 years remaining on the lease as well as a share of freehold

The Ground Rent is £75 pa

The Service Charge for 2026 is £1665.60 pa paid quarterly plus there is a reserve fund charge of £276.76

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.

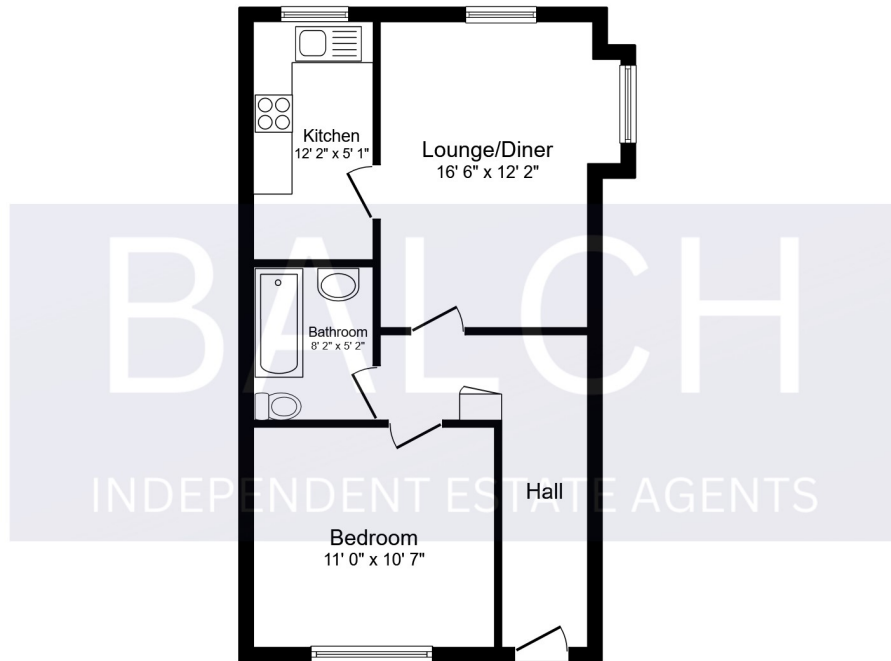
REFERRALS

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.



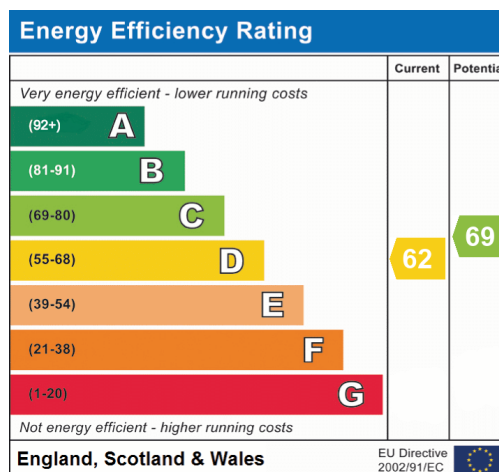
FLOORPLAN & EPC

Fulcher Avenue, Chelmer Village



Ground Floor

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
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com