

for sale

offers in excess of **£250,000** Leasehold



French Court Cedar Avenue Chelmsford CM1 2WW

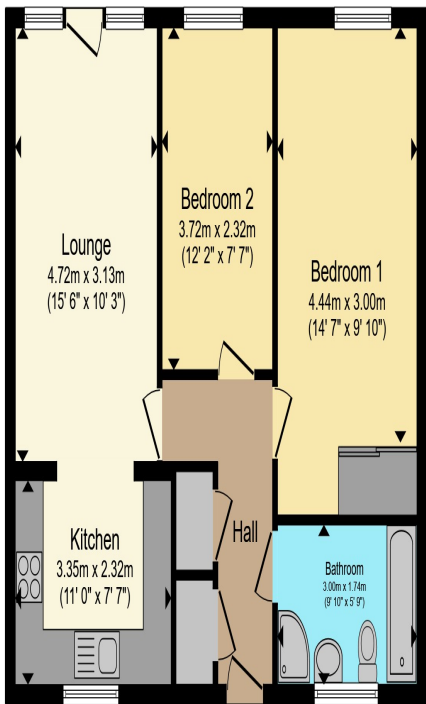
This beautifully presented 2 bedroom ground floor flat offers a perfect blend of comfort and contemporary style. Ideal for first-time buyers, downsizers, or investors, the property boasts a modern fitted kitchen, a sleek, updated bathroom, and spacious living throughout and allocated parking.

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes

- Energy Rating: C
- NO ONWARD CHAIN
- GROUND FLOOR
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING

Property Details

- Bedroom One** 9' 5" x 14' 4" (2.87m x 4.37m)
- Bedroom Two** 6' 5" x 10' 5" (1.96m x 3.17m)
- Lounge** 10' 5" x 15' 8" (3.17m x 4.78m)



To view this property please contact Connells on

T 01245 261 266
E chelmsford@connells.co.uk

4 Tindal Square
CHELMSFORD CM1 1EH

Property Ref: CHL309191 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2294.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Total floor area 61.6 m² (663 sq.ft.) approx
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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.
Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.