



For Sale

Apartment

Writtle Road | Chelmsford | CM1

Offers Over **£199,950** | Leasehold

1 Reception | 2 Bedroom | 2 Bathroom

- Modern Top Floor Apartment
- Master Double Bedroom & En-Suite
- Spacious Lounge with Juliette Balcony
- Spacious Hallway with Entry Phone System
- Private Communal Parking with 1 Parking Space
- Well Kept Communal Grounds
- Walking Distance to City Centre & Station
- Loft Space
- Leasehold | Chain Free
- Tax Band | Chelmsford - C



Hawks

FREEDOM TO MOVE





Total Area: 57.1 m² ... 614 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
 Floorplan Copyright Equinox Energy Performance Certificates
www.energyperformancecertificates.biz

Hawks are delighted to present this modern apartment located within walking distance to the city centre and boasting two double bedrooms with an en-suite to master is this immaculate top floor apartment that offers a spacious 19' open-plan lounge with Juliette balcony.

The apartment offers excellent living space as well as a well-maintained kitchen with integrated appliances and a modern bathroom.

Additional highlights include a stylish bathroom, an entrance hall, and residents' parking with ONE included parking slot. The apartment benefits from reasonable service charges and a long lease. The block is secured with a telephone entry system, and there are electric heaters and wood-effect flooring throughout.

Service Charge: £1,252.67
 Annually Ground Rent: £328.00
 Lease: 110 years remaining.
 Council Tax | Chelmsford - Band C
 EPC | C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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