

**Shire Gate, Chelmsford, Essex, CM2**

Harris + Wood are pleased to bring to market this modern, one bedroom apartment with a balcony providing views across The River Can. The property offers a well maintained open plan living space which is open to the kitchen area, well appointed bathroom and a master bedroom with its own private balcony area. The location here is perfect, being situated next to Chelmsford's Central Park and only approximately 0.4 miles to Chelmsford's Mainline Train Station which offers direct access to London Liverpool Street. This is sure to impress, an early viewing is essential.

- Third Floor Apartment
- One Bedroom
- Open Plan Living Space
- Well Presented Throughout
- Attention First Time Buyers/Investors
- Close To Amenities



Communal Entrance:

Secure personal door with entry phone system leading to lifts giving access to all floors

Entrance Hallway:

Wood laminate flooring, entry phone system, access to open plan living space

Open Plan Living Space:

17'4" (5.28) x 15'4" (4.67) x 13'4" (4.06)

Floor to ceiling window with fitted blind, door leading to private balcony, wood laminate flooring, storage cupboard, airing cupboard with plumbing for washing machine, radiator, opening to kitchen

Kitchen:

11'2" x 6'5" (3.4m x 1.96m)

Range of wall and base level units, roll edge work surface, glass splashbacks, tiled floor, stainless steel sink with drainer and mixer tap over, integrated fridge/freezer, integrated oven and hob with extractor over, space for dishwasher

Master Bedroom:

13'3" x 10'3" (4.04m x 3.12m)

Floor to ceiling window with fitted blind, radiator, carpet flooring

Bathroom:

5'8" x 5'1" (1.73m x 1.55m)

Low Level WC, panelled enclosed bath with shower over and glass shower screen, tiled floor, part tiled walls, shaver point, heated towel rail, wash hand basin with mixer tap over

Agents Note:

The vendor has provided us with the below information;

Lease Length: 143 years remaining

Ground Rent: £300 per annum

Service Charge: £168 PCM

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, construction, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a legal document. All dimensions are in millimeters. © Harris Wood Property Agency 2022