



Searle Crescent, Chelmsford

25% SHARED OWNERSHIP of RICS valuation of £275,000: Castle Estate Agents are pleased to offer FOR SALE this lovely 2 bedroom FIRST FLOOR apartment which is ideally set within easy walking distance to Broomfield Hospital and Chelmsford city center is approximately three miles to the south.

- 2 Bedrooms
- Parking space
- 25% Shared ownership
- Long lease
- Great Condition
- First Floor
- Close to Hospital
- Fantastic location
- Close to all amenities
- Double glazed

£68,750 Leasehold

Front aspect

Communal gardens leading to communal door with entry phone system to communal hall and to all floors and own composite front door to:

Inner hallway

Doors to all rooms, telephone point, L shaped hallway has a smooth ceiling, storage heater in cover, 2 x large storage cupboards, laminated wood flooring, entry phone system, power points.

Lounge/Diner/Kitchen area 24' 4" by 11' 7" (7m 42cm by 3m 53cm), (I)

Double glazed windows to front aspect, power points, tv point, storage heater, laminated wood flooring, open to:

Kitchen area

White eye level and base level units, Grey boxed edge work surfaces, incorporating a stainless steel 1 1/4 bowl sink and single drainer with mixer taps, 4 ring gas hob with under oven and over extractor fan, integral washing machine, fridge/freezer and dish washer, matching splash backs, power points, spot lights, laminated wood flooring, radiator, double glazed window to rear aspect.

Bedroom 1 13' 2" by 10' (4m 1cm by 3m 5cm), (I)

Double glazed window to the front aspect, power points, smooth ceiling, fitted carpet, tv point, radiator.

Bedroom 2 13' by 10' 3" (3m 96cm by 3m 12cm), (I)

Smooth ceiling, fitted carpet, double glazed window to rear aspect, tv point, radiator.

Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and wall mounted mains shower over, tiled splash backs, extractor fan, spot lights, heated towel rail, shaver point, double glazed frosted window to rear aspect.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Outside to the rear

This property comes with communal gardens and one parking space.

Agents notes

This is a shared ownership sale to be marketed at £68,750 FIXED.

25% Shared ownership of RICS valuation of £275,000.

When compiling details following must be included .

Monthly payment to Landlord includes

Rent £582.64

Service Charge £163.61

Management Fee £5.75

Total £752 reviewed annually.

Lease

125 years from 1st April 2018.

Council Tax Band C.

Landlord Home Group Ltd.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(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	

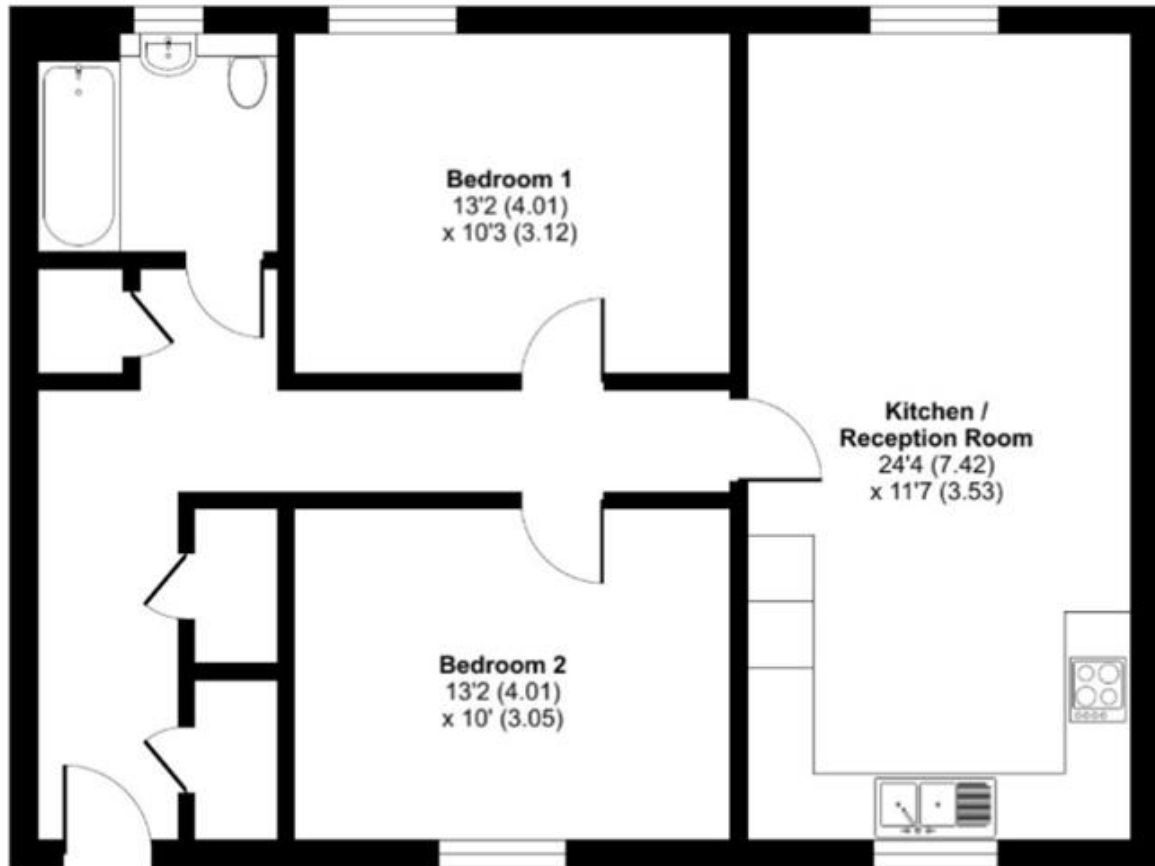
Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
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Broomfield, Chelmsford, CM1

Approximate Area = 803 sq ft / 74.6 sq m

For identification only - Not to scale



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