



Beresfords

Asking Price £275,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | Upper Floor | Council Tax Band D | EPC B | Ref CHS210334

Dunn Side Chelmsford CM1 1BY

Modern two bedroom apartment in Dunn Side, featuring an open plan kitchen / living room, en-suite to main bedroom, and family bathroom. Benefits include a private balcony, allocated parking, and close proximity to Chelmsford city centre and mainline railway station. Offered with no onward chain.

- No onward chain
- Two bedroom apartment
- Well-presented throughout
- Spacious open plan kitchen / living room with private balcony
- En-suite shower room and family bathroom
- Secure allocated parking and cycle store
- Situated in a sought-after development
- Resident's gym and courtyard
- Moments from Chelmsford city centre and mainline railway station
- Excellent opportunity for first-time buyers, commuters, or investors



Scan the QR code for full details and key information on this property.





Beresfords - Chelmsford Sales

Beresfords Residential
10 Duke Street
Chelmsford
Essex
CM1 1HL

T: 01245 500 555

E: chelmsfordsalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£2,100.00

Lease Length:

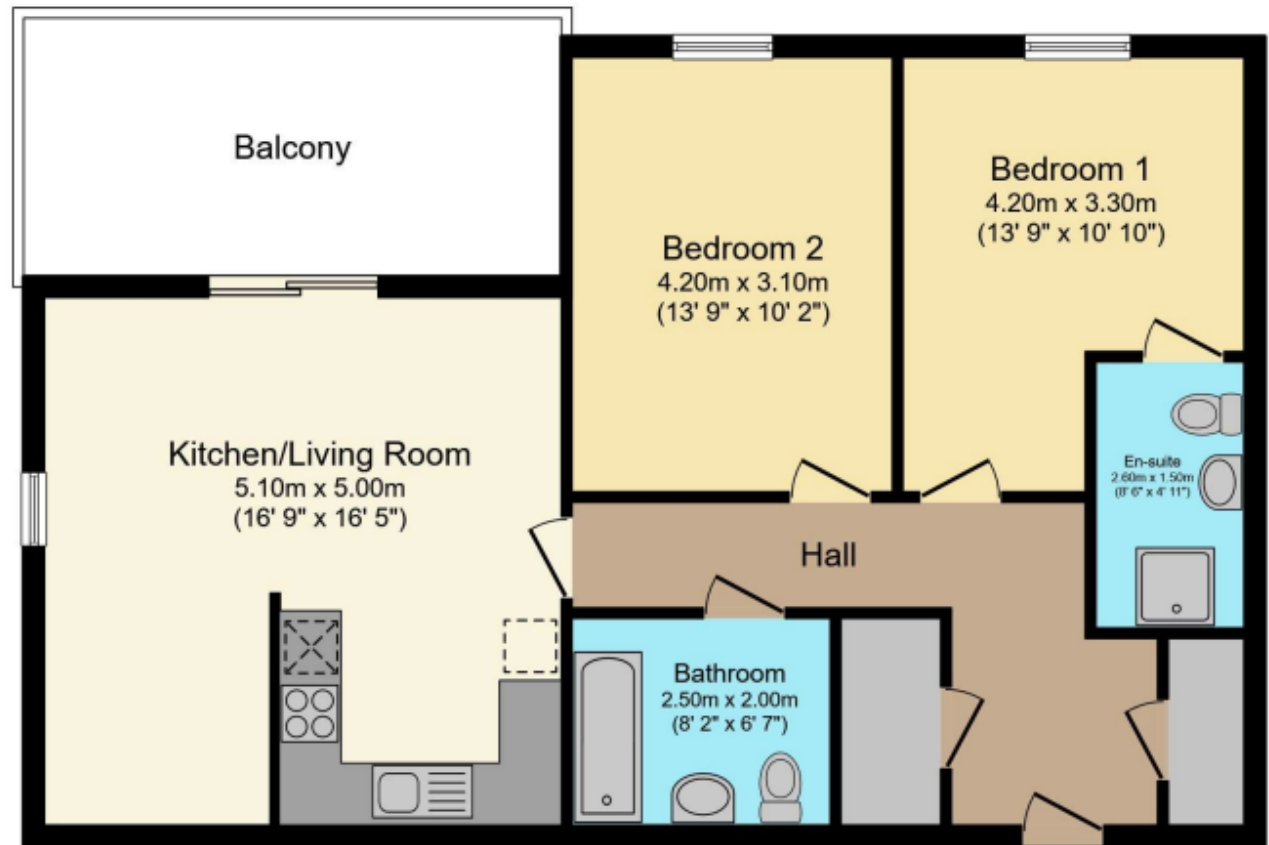
125 years (113 years remaining)

Ground Rent (per annum):

£330.00

Building Insurance (per annum):

£669.13



Total floor area 74.3 sq.m. (799 sq.ft.) approx

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property