

Beresfords Est 1968



Beresfords

Guide Price £275,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | Third Floor | Council Tax Band E | EPC B | Ref NBC260661

Lockside Marina Chelmsford CM2 6HF

Offered chain free, this impressive third floor waterside apartment offering 943 sqft of bright dual-aspect accommodation with marina views. Features include a spacious open-plan living area, private balcony, two double bedrooms, two bathrooms, en-suite, modern shower room, covered parking, lift access, and easy access to Chelmsford city centre and station. Ideal for first-time buyers, investors and commuters.

- Third floor apartment within a modern waterside development
- Approximately 943 sqft of bright and spacious accommodation
- Generous open plan kitchen / reception room with balcony
- Two well-proportioned double bedrooms
- Principal bedroom with stylish en-suite bathroom
- Separate modern shower room
- Allocated covered parking space and additional visitor permit
- Located in the sought-after Lockside Marina development
- Easy access to Chelmsford city centre, amenities and mainline station
- Chain free and ideal for first-time buyers, investors and commuters



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





Beresfords - Chelmsford Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£3,048.86

Lease Length:

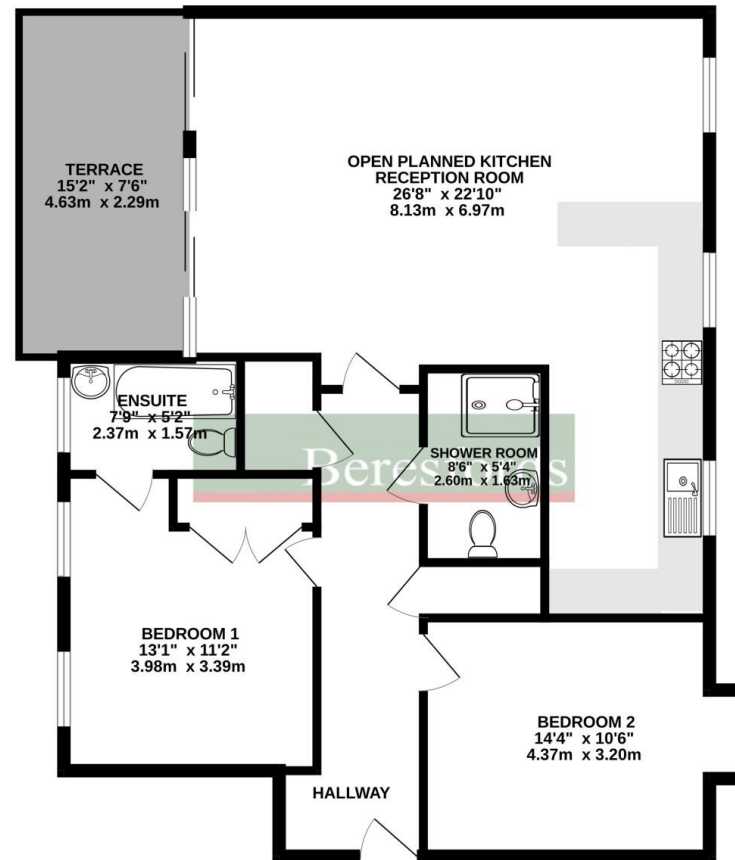
125 years (from 25/03/2002)

Ground Rent (per annum):

£200.00 *

** Increases to £400.00 on 25/03/2027, then increases by £200.00 every 25 years thereafter*

THIRD FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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