

Beresfords Est 1968



Beresfords

**Asking Price £260,000**

**Leasehold | 2 Bed | 2 Bath | Flat/Apartment | First Floor | Council Tax Band D | EPC C | Ref CHS260202**

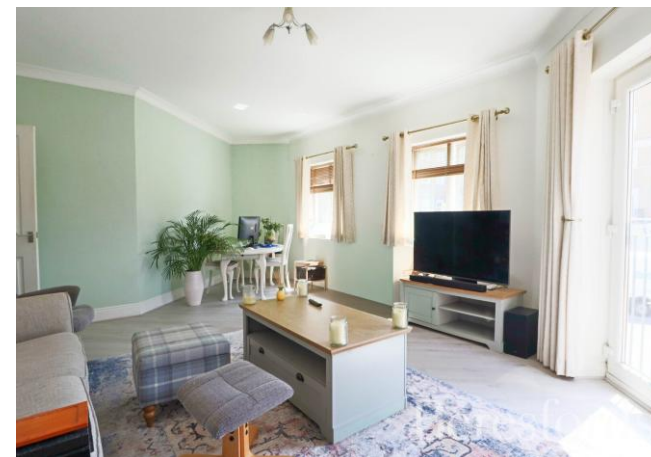
# Broomfield Road Chelmsford CM1 1SD

Offered with no onward chain, this larger-than-average first floor apartment features a bright living room with Juliet balcony, separate kitchen, two double bedrooms, en-suite, modern bathroom and allocated parking, just moments from Chelmsford station and city centre.

- No onward chain
- Larger-than-average two bedroom first floor apartment
- Spacious living room with Juliet balcony
- Separate fitted kitchen
- Principal bedroom with en-suite shower room
- Modern family bathroom
- Resident allocated parking
- Two-minute walk to Chelmsford railway station and city centre

## AGENTS NOTE:

Allocated parking is chargeable: £5.00 per annum



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](mailto:chelmsfordsalesdept@beresfords.co.uk)

[www.beresfords.co.uk](http://www.beresfords.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Service Charge (per annum):

£1,666.82

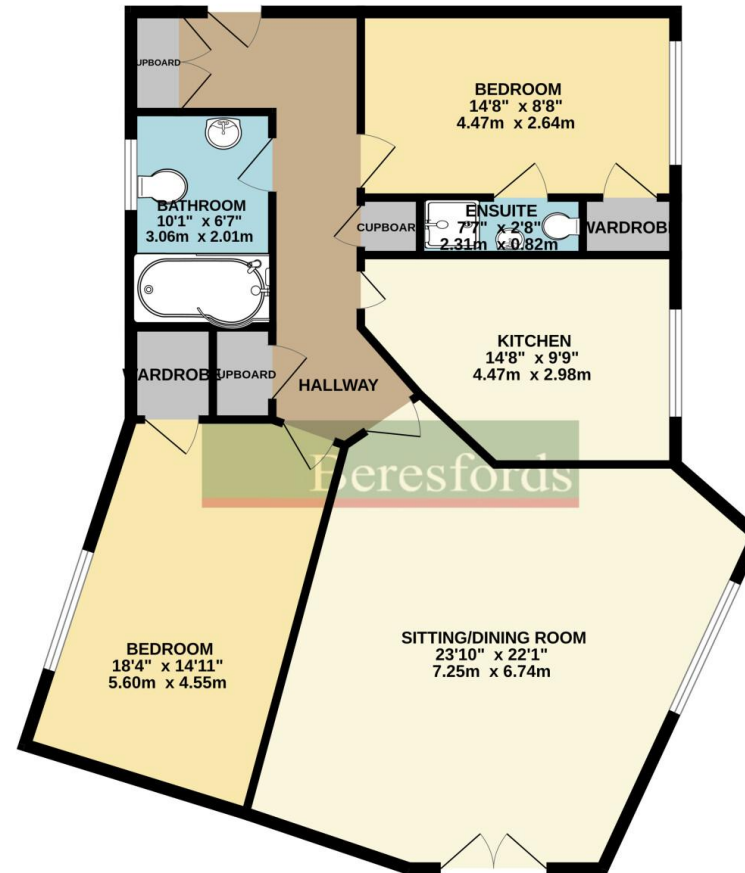
Lease Length:

999 years (from 15/10/2014)

Ground Rent (per annum):

£150.00

FIRST FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.2 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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