

Beresfords | Est 1968



Asking Price £290,000

Leasehold | 3 Bed | 1 Bath | Maisonette | First Floor | Council Tax Band B | EPC D | Ref CHS260327

Shrublands Close Chelmsford CM2 6LR

Spacious three bedroom first-floor maisonette with private garden, resident parking and River Can views. Less than 10 minutes from Chelmsford city centre, with excellent commuter links. The lease will be extended to 125 years on completion at the seller's expense, with no service or maintenance charges and no onward chain.

- 125-year lease extension on completion at the seller's expense
- No onward chain
- Spacious three bedroom first-floor maisonette
- Bright and generously sized living room
- Private garden
- Resident parking
- Situated on a quiet, no through road with a pleasant outlook towards the River Can
- Less than 10 minutes' walk to the main shops, restaurants & bars of Chelmsford City
- Approximately 12-minute walk to Chelmsford railway station
- Easy access to A12 and Stansted Airport



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		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Buildings Insurance (per annum):

£128.13

Lease Length:

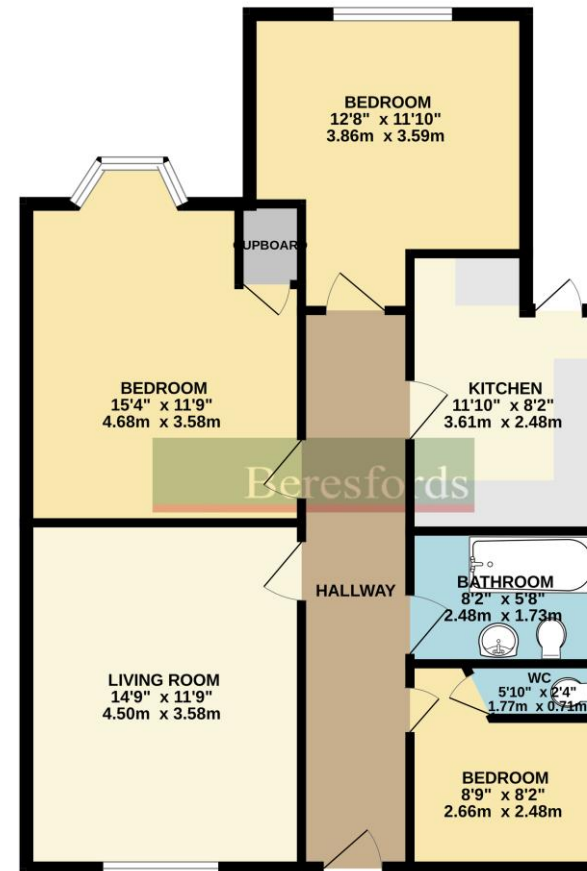
125-year lease extension on completion

Ground Rent (per annum):

£10.00 *

* The ground rent will reduce to £0 per annum when the lease has been extended

FIRST FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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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