



## 2 bed apartment to buy in CM1

Bodmin Road, Springfield, Chelmsford,  
Essex, CM1 6LJ

**£90,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Two Bedroom SPLIT LEVEL
- ✓ Separate Lounge & Kitchen
- ✓ Walking Distance To City Centre & Mainline Stations.
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

This spacious two/three storey maisonette, boasting its OWN REAR GARDEN and TWO GOOD-SIZED BEDROOMS (with a 14' master!), plus entrance hall, spacious lounge, SPACIOUS KITCHEN DINER, bedrooms and bathroom to top floor with large loft space and ALLOCATED PARKING SPACE. With very LOW GROUND RENT CHARGES. Suitable for CASH BUYERS ONLY due to lease length. Located within walking distance to local schools/shops, the City Centre & its mainline station.

Entrance: - Private entrance door into small porch area, with stairs to first floor.

First Floor: -

Landing: - Storage cupboard, doors to-

Kitchen Diner: - 4.32m x 2.69m (14'02" x 8'10") - Double glazed window to rear and part glazed door to with steps down to garden space. Round edge worktops with stainless drainer sink inset, range of base units, breakfast bar, electric hob and oven, washing machine, fridge freezer, vinyl flooring, electric radiator.

Lounge: - 4.27m >3.30m x 4.04m (14'00" >10'10" x 13'03" ) - Double glazed window to front, electric radiator, stairs to first floor.

Second Floor: -

Landing: - Loft hatch, x2 storage cupboards, doors to-

Bedroom One: - 4.27m x 4.09m (14'00" x 13'05") - Double glazed window to front, electric radiator, wood effect flooring.

Bedroom Two: - 3.02m x 2.34m (9'11" x 7'08") - Double glazed window to rear, wood effect flooring.

Bathroom: - 1.80m x 1.70m (5'11" x 5'07") - Double glazed window to rear, double shower, pedestal hand basin, low level w/c, wood effect flooring.

Exterior: -

Garden: - Private Garden Space down the steps and to the rear of the property.

Parking: - Allocated parking space to rear.

Leasehold & Auction Information: - 33 YEARS REMAINING ON LEASE

Annual ground rent- £11.50 pa

Buildings Insurance- £448.08 pa

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 33

Annual Ground Rent Amount: £12.00

Price: Starting Bid £90,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

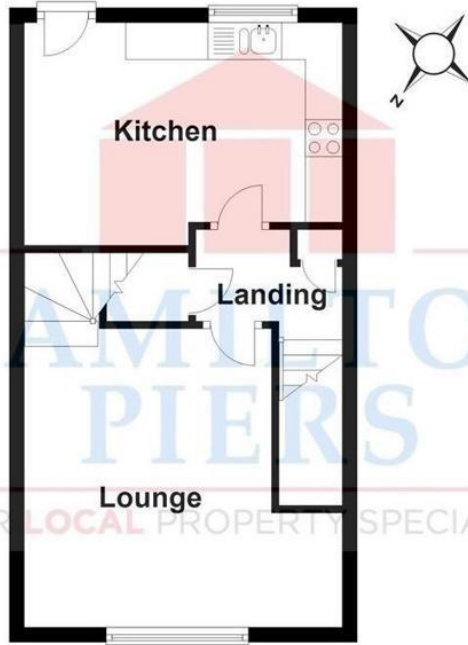
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

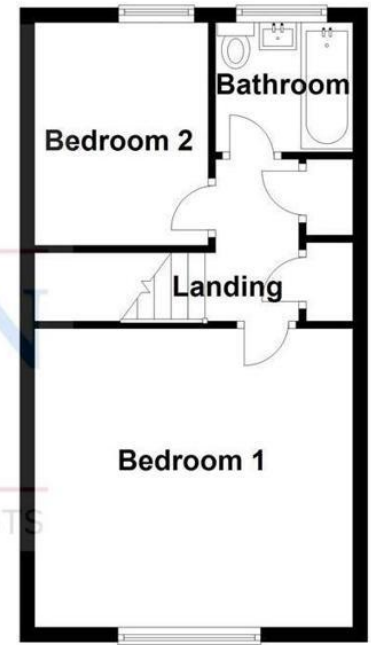
## First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



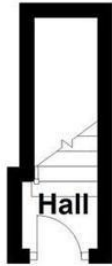
## First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



## Ground Floor

Approx. 2.8 sq. metres (30.5 sq. feet)



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YOUR LOCAL PROPERTY SPECIALISTS

Total area: approx. 73.3 sq. metres (789.0 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE  
Check all dimensions, shapes & compass bearing before making any decisions reliant upon them.  
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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Bodmin Road, Springfield, Chelmsford, Essex, CM1 6LJ

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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