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45 Redmayne Drive, Chelmsford, CM2 9XG £195,000

** NO ONWARD CHAIN - LONG LEASE (APPROXIMATELY 963 YEARS REMAINING) - WALKING DISTANCE TO CITY CENTRE AND MAINLINE RAILWAY STATION LONDON ** A purpose built TWO BEDROOM GROUND FLOOR FLAT situated in a quiet and desirable residential area. Accommodation includes: COMMUNAL HALL AND INNER LOBBY, ENTRANCE HALL, LIVING ROOM, KITCHEN (includes oven/grill, ceramic hob and extractor hood), TWO BEDROOMS AND SHOWER ROOM. It has electric heating, upvc double glazing, well kept communal gardens, one allocated parking space, visitors parking, and a useful secure storage shed.

01245 266765

LOCALITY INFORMATION

The property is within walking distance of the city centre and mainline railway station to London Liverpool Street. There is a Tesco store nearby and excellent road links to the A12 and A414.

LEASHOLD INFORMATION

The property has a 999 year lease with circa 963 years remaining. The service/maintenance charge is currently £132.34 per month, therefore, £1,588.08 per annum. No ground rent payable. The management company is Redmayne Drive maintenance.

ACCOMMODATION COMPRISES

Security door to communal hall which provides secure access to an inner lobby area and entrance to flat.

ENTRANCE HALL

Airing cupboard, security entry phone.

LIVING ROOM 15'5 x 11'2 (4.70m x 3.40m)

Dimplex night storage heater, upvc double glazed window, door to kitchen.

REVERSE VIEW

KITCHEN 10'6 x 7'3 (3.20m x 2.21m)

A good range of worktop space with drawers and cupboards below, eye level cabinets, inset four ring electric ceramic hob, oven/grill, extractor hood above), space for tall fridge/freezer and other white goods, tall storage cupboard, part tiled walls, upvc double glazed window.

FURTHER VIEW

BEDROOM ONE 10'9 x 10'3 (3.28m x 3.12m)

Range of fitted wardrobes, wall cupboards and drawer unit, Dimplex night storage heater, upvc double glazed window.

FITTED WARDROBES

BEDROOM TWO 11 x 7'8 (3.35m x 2.34m)

Fitted mirrored double wardrobe, upvc double glazed window.

FITTED MIRRORED WARDROBE

SHOWER ROOM 6'6 x 6'2 (1.98m x 1.88m)

Coloured suite comprising, vanity wash hand basin with cupboards and shelves below, wall mounted cupboards above with a mirror and personal spot light, low level wc with concealed cistern, tiled flooring, part tiled walls, frosted upvc double glazed window.

SHOWER UNIT

OUTSIDE

There are well kept communal garden areas with various shrubs and trees.

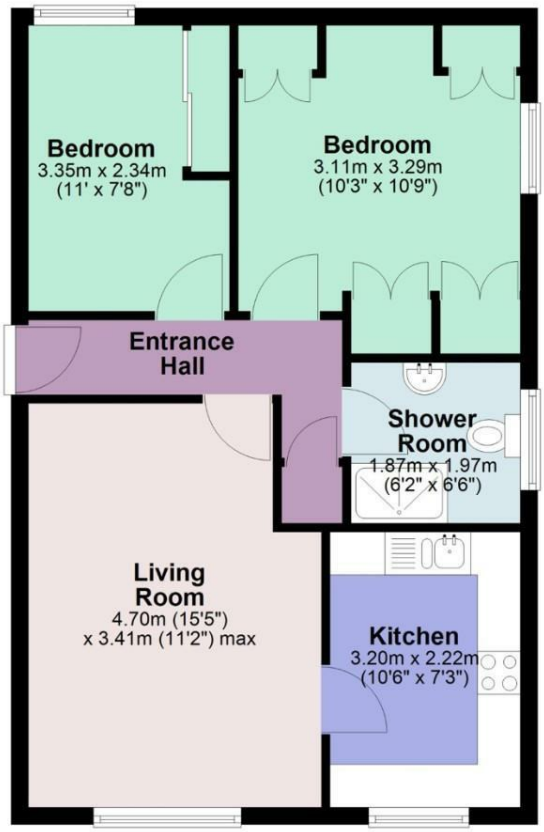
ONE ALLOCATED PARKING SPACE AND VISITORS PARKING

The property has one allocated parking space and there is plenty of visitors parking available also.

USEFUL OUTSIDE STORAGE SHED

There is a useful outside storage shed located to the side of the building.

Ground Floor



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APPROX INTERNAL FLOOR AREA
52 SQ M (560 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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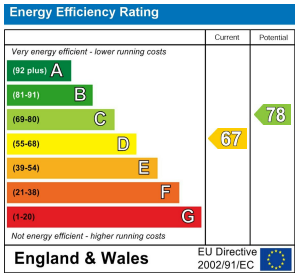

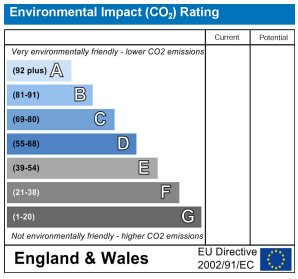

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