



**Fourth Avenue, Chelmsford CM1 4EZ**

***welcome to***

## **Fourth Avenue, Chelmsford**

William H Brown are delighted to present this attractive first-floor maisonette, offered with no onward chain and ideally located within easy reach of Chelmsford City Centre and the mainline railway station

### **Lounge / Kitchen / Diner**

18' 4" max x 14' 7" max ( 5.59m max x 4.45m max )

### **Bedroom One**

13' 10" x 10' 9" ( 4.22m x 3.28m )

### **Bedroom Two**

12' 10" x 9' 4" ( 3.91m x 2.84m )

### **Shower Room**

7' 4" x 6' 6" ( 2.24m x 1.98m )

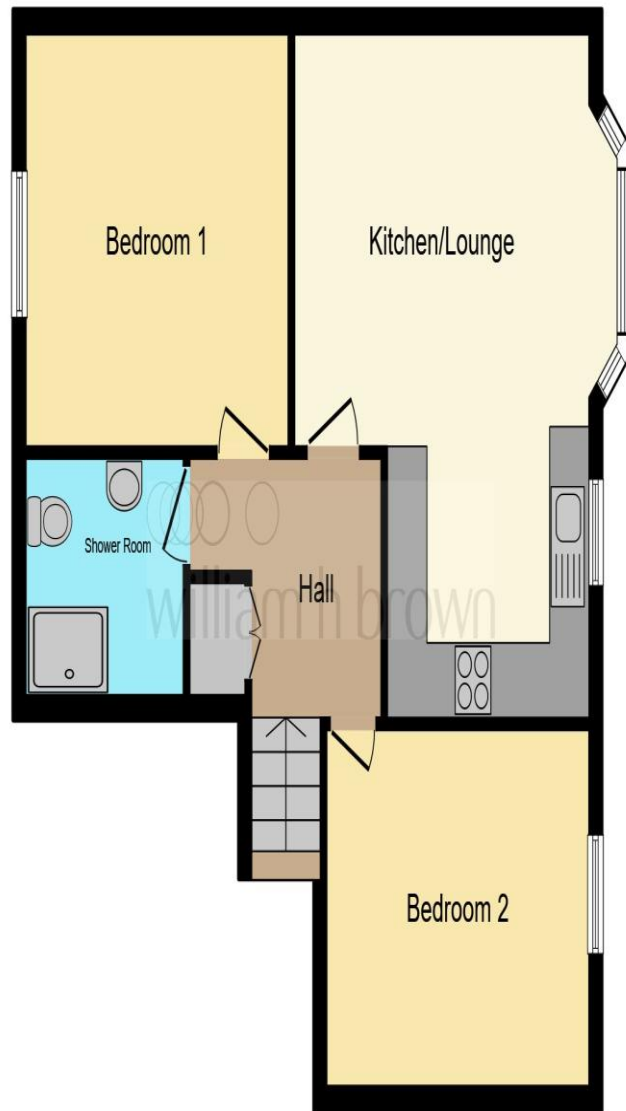
### **Communal Gardens**

### **Agents Note:**

Lease: 125 years from 1 January 2010

Current Ground Rent: £300 pa

Current Service Charge: £2048 pa



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Fourth Avenue,**  
**Chelmsford**

- Two Bedrooms
- No Onward Chain
- Communal Rear Garden
- Close To City
- 

Tenure: Leasehold EPC Rating: C  
Council Tax Band: C Service Charge: 2048.00  
Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers over  
**£270,000**



**view this property online** [williamhbrown.co.uk/Property/CHE115737](http://williamhbrown.co.uk/Property/CHE115737)



Property Ref:  
CHE115737 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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