



**Hardy Close, Chelmsford CM1 1AE**

**welcome to**

## **Hardy Close, Chelmsford**

GUIDE PRICE £250,000-£260,000.

A rare opportunity to buy this luxury one bedroom penthouse apartment located exclusively on the top floor. The property consists of an open plan kitchen/lounge with floor to ceiling windows, one bedroom, and bathroom. The large balcony overlooks central park.

### **Entrance Hall**

#### **Bathroom**

5' 11" x 5' 11" ( 1.80m x 1.80m )

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

18' 8" x 14' 2" ( 5.69m x 4.32m )

#### **Balcony**

#### **Bedroom**

14' 1" x 10' 4" ( 4.29m x 3.15m )

#### **Allocated & Visitors Parking**

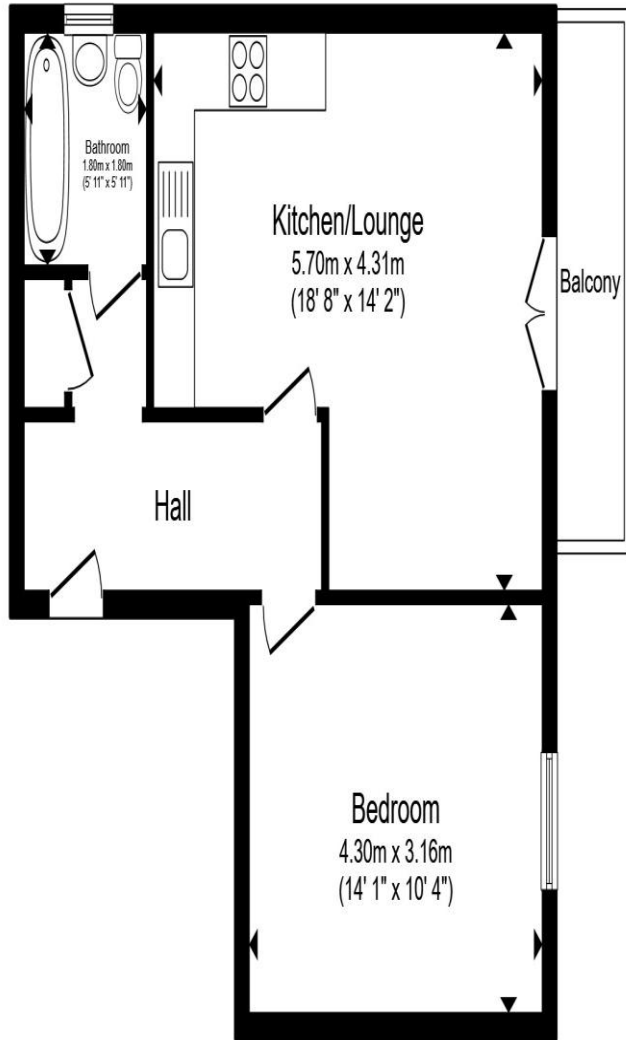
#### **Agents Note:**

Lease: 125 years from 1 January 2015

Current Ground Rent: £50 pa

Current Service Charge: £1915.82

Buildings Insurance: £578.59



Total floor area 46.8 m<sup>2</sup> (503 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**Hardy Close,**  
**Chelmsford**

- GUIDE PRICE £250,000-£260,000.
- Penthouse apartment
- Allocated & Visitors Parking
- Large south facing balcony
- Incredible views of Central Park

Tenure: Leasehold EPC Rating: B  
Council Tax Band: C Service Charge: 1915.82  
Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£250,000**



**view this property online** [williamhbrown.co.uk/Property/CHE116125](http://williamhbrown.co.uk/Property/CHE116125)



Property Ref:  
CHE116125 - 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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