



**Wharf Road, Chelmsford CM2 6NF**



**welcome to**

## **Wharf Road, Chelmsford**

William H Brown are delighted to offer this immaculacy presented three-bedroom apartment located on the fringe of the city centre benefiting from a large balcony, secure parking and being 968 square feet in size.

### **Agents Note:**

Lease: 125 years from 1 January 2021

Current Ground Rent: Nil

Current Service Charge: £1900 pa

### **Entrance Hall**

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

26' 2" x 10' 11" ( 7.98m x 3.33m )

#### **Balcony**

#### **Bedroom One**

15' 1" x 10' 8" ( 4.60m x 3.25m )

#### **En Suite**

7' 9" x 4' 10" ( 2.36m x 1.47m )

#### **Bedroom Two**

15' 1" x 9' 1" ( 4.60m x 2.77m )

#### **Bedroom Three**

15' 2" x 7' 5" ( 4.62m x 2.26m )

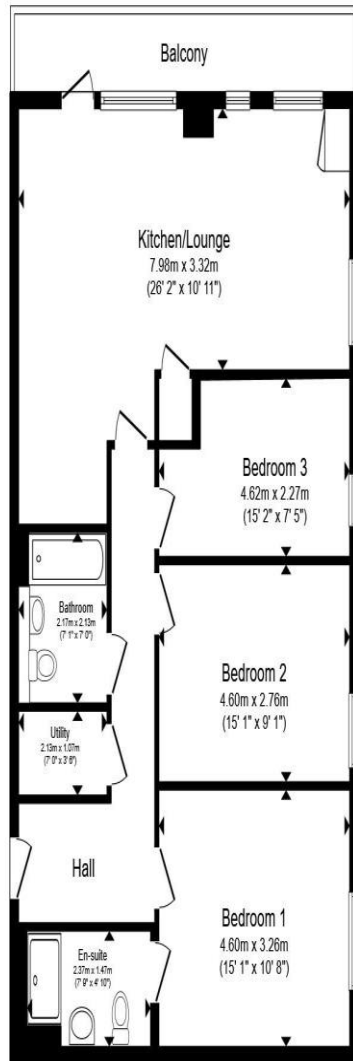
#### **Bathroom**

7' 1" x 7' ( 2.16m x 2.13m )

#### **Utility / Storage**

7' x 3' 6" ( 2.13m x 1.07m )

#### **Allocated Parking**



Total floor area 94.7 m<sup>2</sup> (1,019 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)



**welcome to**  
**Wharf Road,**  
**Chelmsford**

- Three Bedrooms
- Large Balcony
- Secure Parking
- Fourth Floor - Lift Access
- Riverside Development

Tenure: Leasehold EPC Rating: B  
Council Tax Band: E Service Charge: 1900.00  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£400,000**



**view this property online** [williamhbrown.co.uk/Property/CHE116338](http://williamhbrown.co.uk/Property/CHE116338)



Property Ref:  
CHE116338 - 0004

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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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