

Lynmouth Avenue, Chelmsford, Essex, CM2 0FR

Council Tax Band C (Chelmsford City Council)

1 1 1

£200,000 Leasehold

Bond Residential are pleased to offer for sale this one bedroom second floor apartment, ideally positioned within Chelmsford City Centre and offering well-proportioned accommodation of approximately 500 sq ft, together with the rare benefit of a private balcony.

The accommodation is accessed via an entrance hall which provides access to all rooms. The principal living space is a generous 15ft living room, offering plenty of space for both seating and dining furniture and opening directly onto the balcony, providing an attractive outdoor space and additional natural light. The separate kitchen is fitted with a range of units and work surfaces with space for the usual appliances, while the double bedroom measures approximately 15ft x 10'4", making it particularly generous for a one bedroom apartment. The bathroom is fitted with a white suite and completes the accommodation.

Its city centre setting makes the property especially well suited to commuters, first-time buyers, professionals or purchasers looking for a convenient lock-up-and-leave home within easy reach of Chelmsford's extensive amenities.

Location

Chelmsford City Centre remains one of the most convenient and popular places to live in the area, with an extensive choice of shopping, restaurants, cafés, bars and leisure facilities all within walking distance. High Chelmer, Bond Street and The Meadows provide a broad mix of national retailers and independent businesses, while the pedestrianised High Street forms the heart of the city centre.

Chelmsford railway station is centrally located and provides direct services towards London Liverpool Street, making the city particularly attractive to commuters. The city centre is also well served by local bus routes, while the A12 provides the principal road connection towards London, the M25 and Colchester.

Despite its urban location, residents also have excellent access to open spaces. Central Park, Bell Meadow and the riverside walks along the River Can provide attractive green areas close to the heart of the city, with pedestrian and cycle routes linking different parts of Chelmsford. The combination of excellent rail links, walkable amenities, shopping, dining, leisure facilities and nearby green spaces makes Chelmsford City Centre especially appealing to professionals, commuters and buyers looking for a lifestyle where everyday facilities can be reached without relying heavily on a car.

Agents note: The external image of the building was from when the current owner purchased the property as the building is currently undergoing work and has scaffolding.

250 year lease with 235 years remaining - lease expiring 24/06/2262

Ground rent: £175 per anum

Service charge: £1771.08 per anum

- One bedroom second floor apartment
- Chelmsford City Centre location
- Generous 15ft living room
- Bathroom with white suite
- South Facing Balcony
- Approximately 500 sq ft of accommodation
- Separate fitted kitchen area
- Walking distance of Chelmsford railway station



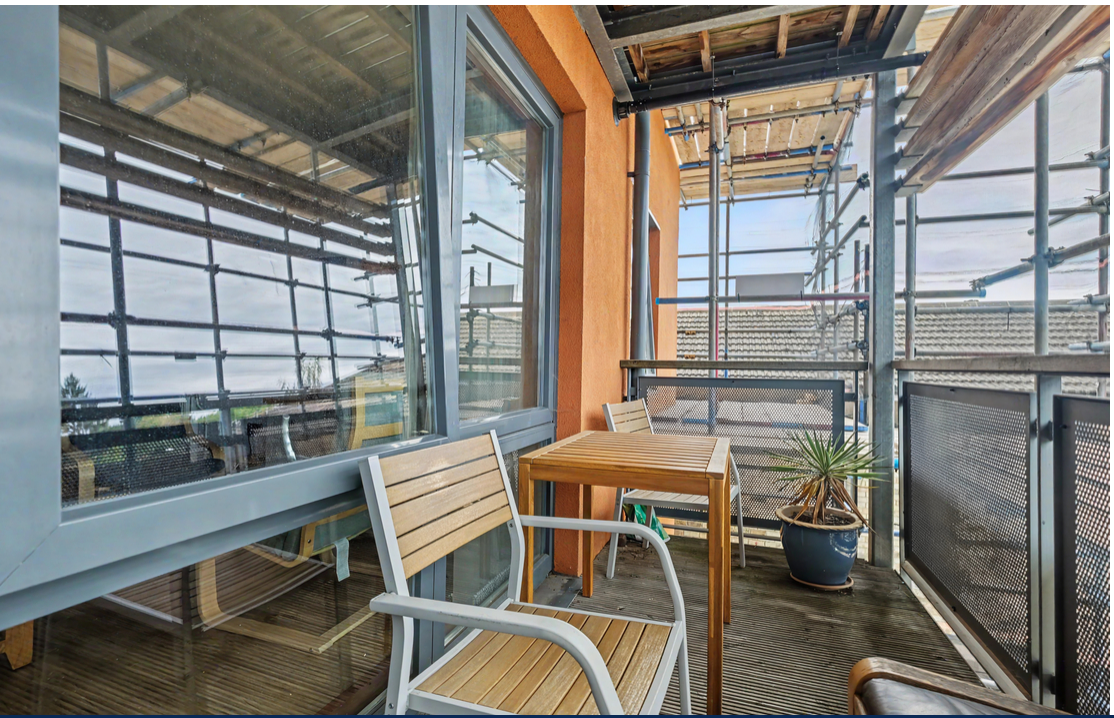






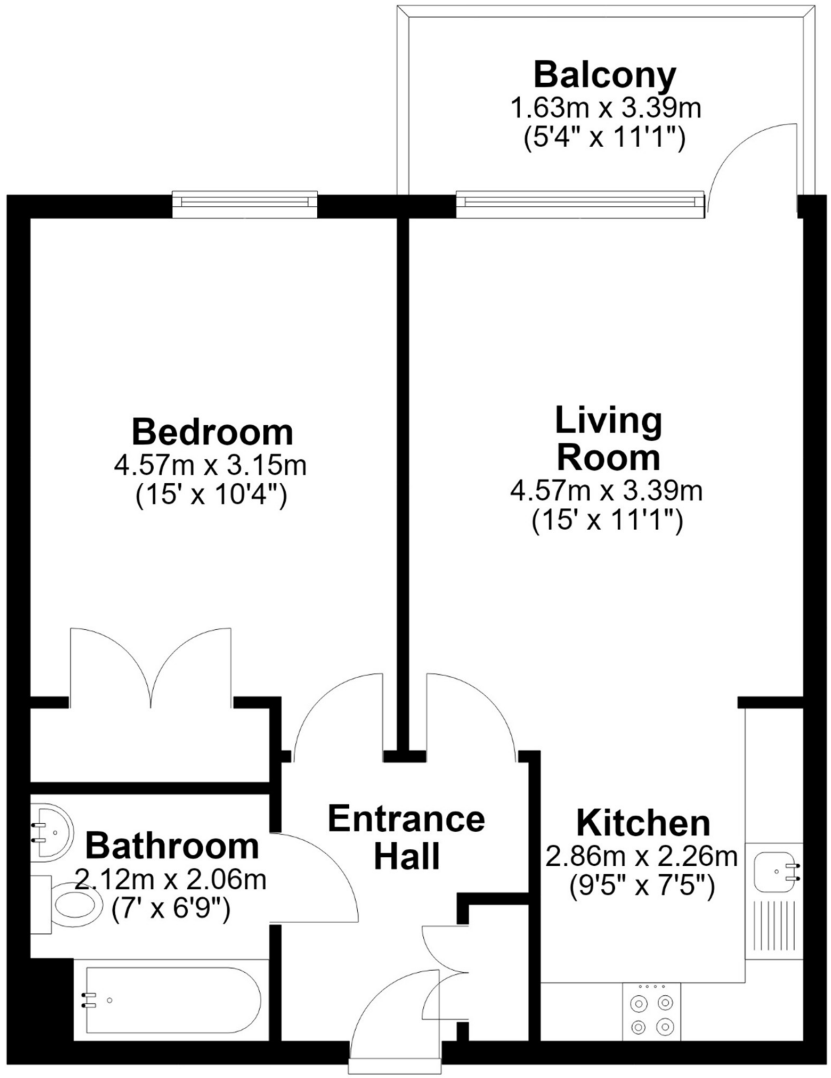








Second Floor





APPROX INTERNAL FLOOR AREA 47 SQ M (500 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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