

Derwent Court, Hobart Close, Chelmsford, Essex, CM1 2FN

Council Tax Band C (Chelmsford City Council)

1 2 2

£200,000 Leasehold

Offered for sale with NO ONWARD CHAIN, this well-proportioned two bedroom ground floor apartment provides bright and spacious accommodation extending to approximately 571 sq ft, making it an ideal purchase for first-time buyers, downsizers or investors.

The accommodation is approached via an entrance hall with useful built-in storage and access to all rooms. The principal living area is a generous dual-aspect living room, measuring approximately 15'5" x 11'2", with windows to two elevations creating an excellent level of natural light and providing ample room for both seating and dining furniture. The adjoining kitchen is fitted with a comprehensive range of wood-fronted units, work surfaces and integrated cooking facilities, together with space for additional appliances. There are two well-proportioned bedrooms, with the principal bedroom measuring approximately 14'9" x 8'6" and benefiting from its own en-suite shower room. The second bedroom is also a good size and would work equally well as a guest bedroom or home office. A separate bathroom completes the accommodation.

The apartment is presented in neutral decorative tones throughout and benefits from practical laminate flooring to the main living areas and bedrooms, providing an excellent blank canvas for an incoming purchaser. Positioned within the established Hobart Close development, the apartment combines convenient ground floor living with excellent access to Chelmsford city centre and its wide range of amenities. The property is offered for sale with no onward chain, allowing for the potential of a straightforward purchase.

Location

Hobart Close is situated to the north-west of Chelmsford city centre in an established residential area which combines convenient access to everyday amenities with good transport connections. Local shops and convenience stores can be found within the surrounding area, while Chelmsford city centre provides an extensive choice of shops, restaurants, cafés, bars and leisure facilities.

Chelmsford railway station is approximately 1.1 miles away, providing regular mainline services towards London Liverpool Street, making the location especially appealing to commuters. The area is also well served by local bus routes, with stops around Highfield Road and Rainsford Road providing connections into the city centre and surrounding districts. There are a number of schools within easy reach, together with nearby green spaces and recreational areas, adding to the appeal for a wide range of buyers.

With Chelmsford city centre, railway station and local amenities all readily accessible, Hobart Close offers a convenient setting for buyers seeking the benefits of city living while remaining within a quieter residential environment.

Lease: 150 years from 1st March 2007 **Lease Remaining:** 131 years **Ground Rent:** £330 per annum **Ground Rent Review Period:** 10 years increases with RPI **Service Charge:** £1900 per annum

- Two bedroom ground floor apartment
- Two double bedrooms
- Spacious dual-aspect living room
- Additional family bathroom
- Approximately 571 sq ft of accommodation
- No onward chain
- En-suite shower room to principal bedroom
- Separate fitted kitchen
- Useful built-in storage
- Convenient for Chelmsford city centre & mainline station











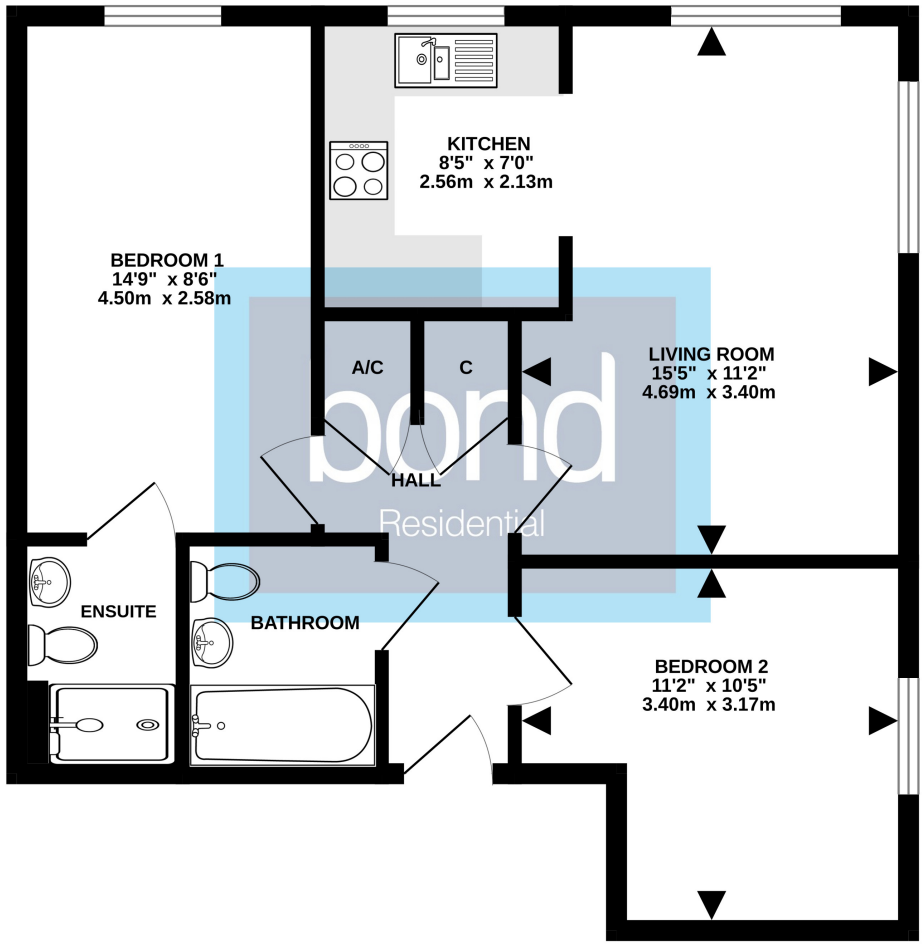








GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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