



337 Barnard Road, Chelmsford, Essex CM2 8RU  
£185,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SUPERB APARTMENT, FULLY MODERNISED AND WITHIN 2 MINUTES DRIVE OF THE A12. MUST BE SEEN.

Presented to a quite superb order is this spacious one bedroom first floor apartment located within Galleywood. Over the last few years the property has been completely modernised and now includes a high specification fitted kitchen and bathroom. Along with new floor coverings and heating, there is double glazed windows. Externally there is on and off street parking along with communal lawn gardens. This really is an excellent buy Energy rating D.

Galleywood is located on the edge of Chelmsford. It affords easy access into the City along with more local amenities, shops, schools etc. Galleywood Common, closeby, is famed for it's many fabulous walks through woodland and countryside. Chelmer Park provides excellent sports facilities including football, cricket, netball and hockey along with a great children's play park.

#### Specification Note

As stated above, the present owner has carried out numerous improvement works since he bought the apartment about 7 years ago. These include.....a completely re-fitted kitchen and shower room, new electric radiators, new water heater, new loft insulation, new internal doors, new front door, new floor coverings, new power shower and skimmed ceilings.

#### Entrance

Intercom entrance system, stairs to:

#### FIRST FLOOR

##### Entrance Hall

Modern composite high security entrance door, intercom entry phone, large double built-in storage cupboard, Doors to lounge & kitchen.

##### Kitchen 11'4 x 6'6 (3.45m x 1.98m)

A fully re-fitted kitchen including an extensive range of base and wall units. Built-in oven, hob and extractor hood. Feature acrylic splashback and fully tiled walls. Subject to the sale price agreed, the seller will consider leaving all kitchen appliances. Space and plumbing for washing machine, dishwasher, and tall fridge freezer. Window.

##### Lounge 14'10 x 11'5 (4.52m x 3.48m)

Large window and two electric radiators. feature fireplace with electric fire. Fitted storage units, door to:

##### Inner Hall

Large cupboard housing hot water heater, access to fully insulated loft space with loft ladder. Doors to:

##### Bedroom 11'5 x 10' (3.48m x 3.05m)

Window and electric radiator.

##### Shower Room

Obscure glazed window. A fully re-fitted shower room comprising a large shower cubicle

with power shower and glass screens. Part concealed wc, wash hand basin set onto storage unit. Fully tiled walls, Fitted wall shelf unit with mirror.

#### EXTERIOR

Parking area and easy on street parking. Communal gardens, good size brick built store shed.

#### Agents Note

We understand from the seller that gas is connected to the property.

#### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

#### Lease Information

We understand there is a 125 year lease which commence in 1988. Current service charges per annum are £850 and the ground rent is £10 per annum.

