

Paul Mason Associates



Herbert Ridley Close, Chelmsford Gardens, Chelmsford,  
£97,500

- Two-bedroom, two-bathroom maisonette located on the sought-after Beaulieu Heath estate
- Built by Countryside in 2022
- Ideally positioned close to the new Beaulieu Park Station, offering convenient links into London
- Private entrance with a spacious lobby and stairs to first floor accommodation
- Modern open-plan kitchen, lounge and dining area
- Contemporary kitchen fitted with integrated appliances throughout
- Two good-sized bedrooms
- Principal bedroom with fitted wardrobes and en-suite
- Two car ports for 2 vehicle spaces and visitor parking
- EPC - B

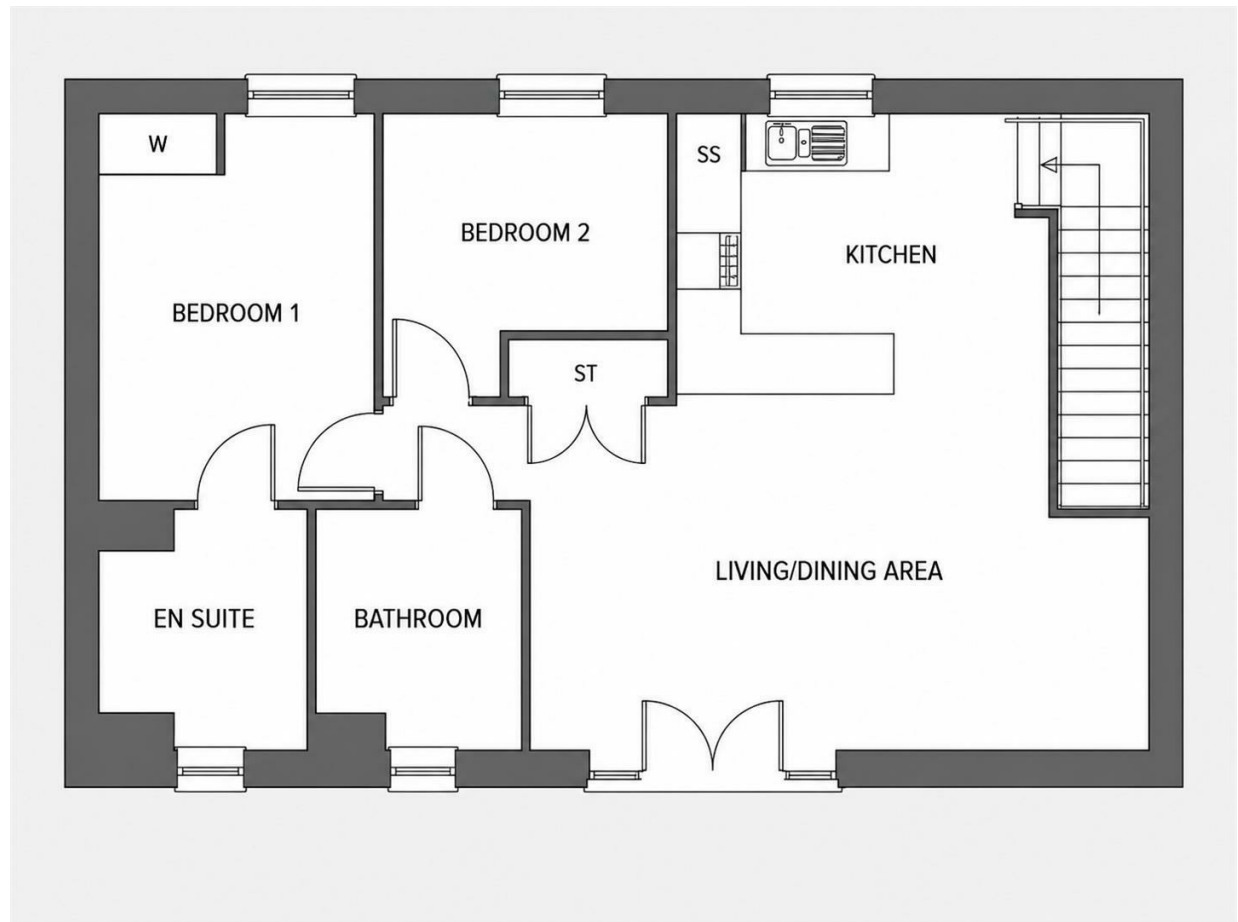
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>81</b>		<b>81</b>
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales EU Directive 2002/91/EC</p>			

30% SHARED OWNERSHIP.....A well-presented two-bedroom, two-bathroom maisonette situated on the sought-after new Beaulieu Heath estate in Chelmsford, built by Countryside in 2022. The property is ideally positioned close to the new Beaulieu Park Station, offering convenient rail links into London, making it an excellent choice for commuters.

The home is accessed via its own private entrance, opening into a spacious hallway with useful room for coats and shoes. Stairs lead up to the first-floor accommodation, where you will find a bright and modern open-plan kitchen, lounge and dining area. The contemporary kitchen benefits from integrated appliances throughout, while the living space features double doors to the front with a Juliet balcony, creating a light and airy feel.

Further along the hallway are two good-sized bedrooms. The principal bedroom includes fitted wardrobes and a stylish three-piece en suite, while the second bedroom is currently used as a study, making it ideal for home working or as a guest bedroom. There is also a modern three-piece family shower room and a storage cupboard.

Externally, the property benefits from two car ports, providing parking for two vehicles, with additional visitor parking available.



### Location...

The property lies within the Chelmsford Gardens area of Chelmsford which offers a selection of primary schools and secondary schools as well as local shops and other amenities. Sainsbury and Asda supermarkets are close by, as is the A12 and Chelmsford City Centre. The property also offers easy access to the new Beaulieu Park train station which links London's Liverpool Street Station.

### Distances

Beaulieu Park School - 0.4 miles  
New Hall Private School - 1.0 miles  
Beaulieu Park Railway Station - 1.9 miles  
Chelmsford Railway Station - 3.6 miles  
Chelmsford City Centre - 3.9 miles

(All distances are approximate)

### ACCOMMODATION

#### Entrance Hallway

#### Open Plan Kitchen, Diner and Lounge

6.34m max x 6.06m (20'9" max x 19'10")

#### Bedroom One

4.27m max x 2.9m (14'0" max x 9'6")

#### En-Suite

2.19m x 2.00m (7'2" x 6'6")

#### Bedroom Two

3.11m max x 2.18m (10'2" max x 7'1")

#### Family Bathroom

2.20m x 2.00m (7'2" x 6'6")

### EXTERIOR

#### Frontage

#### Car Port for 2 Vehicles

#### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas  
Local Authority - Chelmsford

#### Leasehold Information

The seller has made us aware that the service charge is currently £166.31 per month, and there is an annual ground rent of £100.

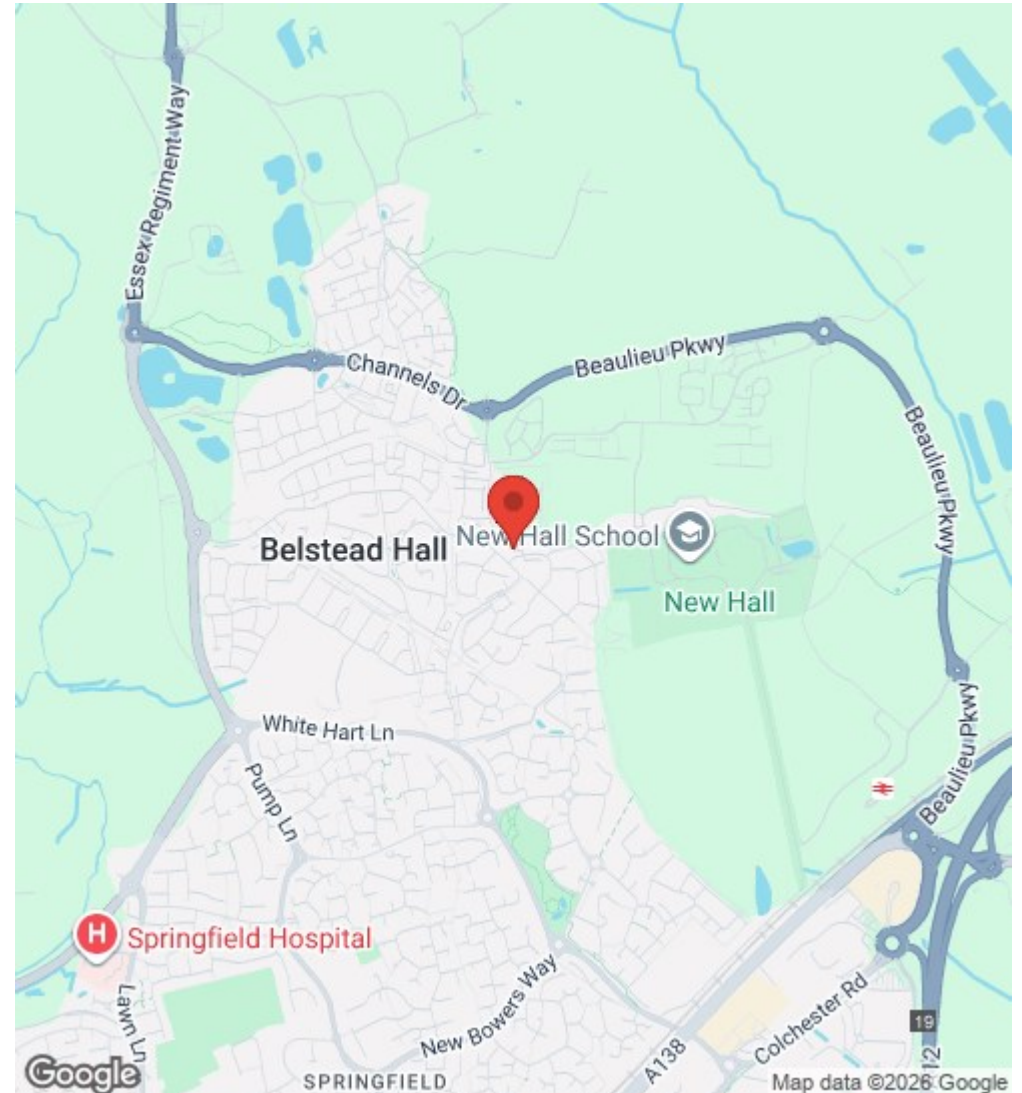
#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have

not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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