

# 8 Winchester Court Broomfield Road

, Chelmsford, CM1 1RT

£1,500

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Located in the heart of Chelmsford on the highly sought-after Broomfield Road, is this charming two-bedroom ground-floor flat. The property features two generously sized bedrooms, a stylish main bathroom, and a private ensuite. Adding to its appeal is an allocated parking space set within a secure, gated resident car park. Available from early February 2027.

*some photos have been altered by Ai for marketing purposes only.







## ENTRANCE:
Door to communal hallway. Front door to flat. Hallway has a storage cupboard. Doors to leading to all rooms.

## KITCHEN:
Selection of wall and base cupboards with brushed chrome grab handles. Electric oven and gas hob, integrated dishwasher and washing machine. Fridge freezer. Window to rear aspect. Gas boiler.

## LOUNGE:
Wood effect floor, window to front, radiator.

## BEDROOM 1:
Double sized room with carpet to floor, window, radiator and door leading to En suite.

## EN-SUITE SHOWER ROOM:
Walk in shower cubicle, WC and basin with mirror & heated towel rail. Window to side aspect.

## BEDROOM 2:
Good sized double room with carpet to floor, window, radiator.

## BATHROOM:
White suite comprising a panel enclosed bath with shower attachment and screen, WC and basin with mirror & heated towel rail. window to rear,

## EXTERNAL:
The flat comes with one allocated parking space in the communal car park - entry via a coded gate.

## INFORMATION:
Holding fee - £346.00
Deposit - £1730.00

Applicants must be able to prove an annual salary that exceeds £45,000 PA.
Available: Early February 2027

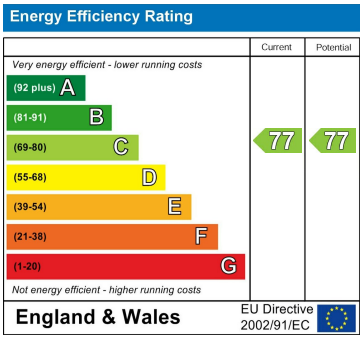
Pets are not permitted under the Head Lease

## Area Map




## Floor Plans

## Energy Efficiency Graph




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