

# HOME



**Old Moulsham**  
**£270,000**  
**2-bed third floor flat**

## Lynmouth Avenue

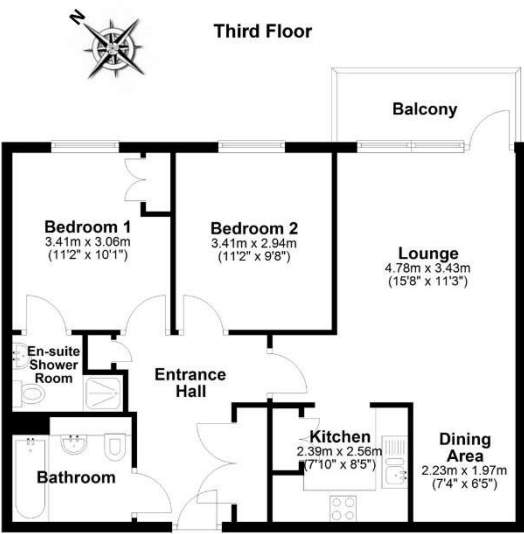
This spacious and beautifully presented flat in Chelmsford is perfect for those looking for a convenient city centre location. The property boasts two double bedrooms, two bathrooms, and a balcony off the lounge, ideal for enjoying some fresh air. One of the standout features of this property is its allocated parking space, providing peace of mind for residents with vehicles. Additionally, the flat is EWS1 compliant, ensuring safety and peace of mind for potential buyers. There is also lift access to all floors. The location of the flat is perfect for those who enjoy outdoor activities, as it is close to local river walks and just a short 0.3 mile walk to Chelmsford High Street, where you can find plenty of shops, restaurants, and entertainment options. The flat is located just a short 0.8 mile walk to Chelmsford Station, making it easy for commuters to travel to London or other nearby cities.

Chelmsford itself is a vibrant city with plenty to offer residents and visitors alike. Some popular attractions in the area include Hylands House and Estate, a stunning Georgian mansion surrounded by beautiful gardens and parkland, and the Chelmer and Blackwater Navigation, a scenic waterway perfect for walking or cycling. The city also has a bustling shopping district with a variety of high street stores and independent boutiques, as well as a thriving restaurant scene offering cuisine from around the world.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

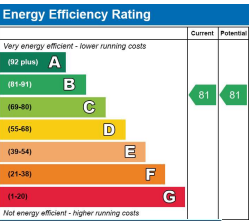


TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING BALCONY)  
69 SQ M 738 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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**HOME**

Features

- No onward chain!
- 238 Year lease remaining
- Balcony off the lounge
- 0.8 Mile walk to Chelmsford Station
- Allocated parking
- City centre location
- Within walking distance of shops and restaurants
- Lift to all floors
- Close to local river walks
- 0.3 Mile walk to Chelmsford High Street

EPC Rating



Leasehold Information

Tenure: Leasehold

Band D is the Council Tax band for this property and the annual council tax bill is £2,167.83.

Lease length: 250 years from 30/9/2013 expiring on 31/8/2263 with 238 years remaining.

Ground rent: £250 per annum, the ground rent increases by an additional £250 every 25th anniversary of the term.

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

