



**Newcombe Court Burgess Springs, CHELMSFORD CM1 1QN**

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## **Newcombe Court Burgess Springs, CHELMSFORD**

Situated within the highly sought-after Newcombe Court development at Burgess Springs, this stylish first-floor apartment offers a fantastic opportunity for both first-time buyers and investors alike. Can also be purchased through shared ownership at 25%.

### **Entrance Hall**

### **Bathroom**

7' 1" x 6' 3" ( 2.16m x 1.91m )

### **Kitchen / Lounge / Diner**

23' 11" x 11' 3" ( 7.29m x 3.43m )

### **Bedroom**

12' 6" x 6' 7" ( 3.81m x 2.01m )

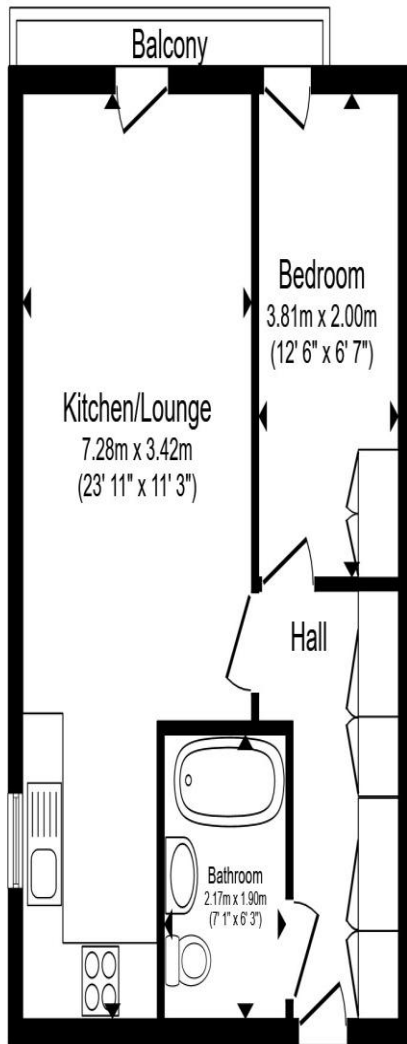
### **Agents Note:**

Lease: 125 years from 10 October 2018

Current ground rent £100 pa

Current service charge £3027.24 pa





Total floor area 40.8 m<sup>2</sup> (440 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## **Newcombe Court Burgess Springs, CHELMSFORD**

- Situated in the sought-after Newcombe Court development at Burgess Springs
- 24-hour concierge service, providing added security and peace of mind
- Easy access to Chelmsford city centre, shops, restaurants and amenities
- Secure parking
- Short walk to Chelmsford Train Station – direct links to London Liverpool Street

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3027.24

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# **£245,000**



**view this property online** [williamhbrown.co.uk/Property/CHE116132](http://williamhbrown.co.uk/Property/CHE116132)



Property Ref:  
CHE116132 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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