

HOME



Chelmsford
£200,000
1-bed second floor flat

Rainsford Road

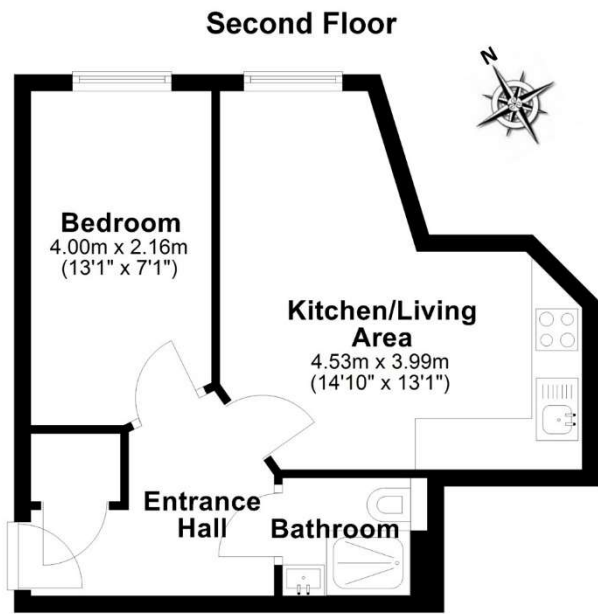
This modern flat in Chelmsford is the perfect first-time purchase for anyone looking to live in the heart of the city. With one double bedroom and one bathroom, this property is ideal for a single person or couple looking for a stylish and conveniently located home. Inside, the flat is modern throughout with a fitted kitchen and lift access to make everyday living easy and convenient. The property also benefits from allocated parking, ensuring you always have a space to park your car. With a long lease remaining, you can rest assured that you will have peace of mind with this purchase. The flat is located just a 0.2-mile walk from Chelmsford Station, making it perfect for commuters. Additionally, being in the city centre means you are just a stone's throw away from a range of restaurants, bars, and shops, providing plenty of entertainment options right on your doorstep.

Chelmsford itself offers plenty to see and do, with attractions such as Hylands House and Park, Chelmer and Blackwater Navigation, and the RHS Garden Hyde Hall all within easy reach. The city also offers a vibrant nightlife scene, with a variety of pubs, bars, and clubs to choose from. For those who enjoy shopping, Chelmsford boasts an array of shops, including high street stores and independent boutiques.

Old Moulsham
88 Moulsham Street
Essex CM2 0JF

Sales
01245 344 644
Lettings
01245 253 377
Mortgages
01245 253 370

thehomepartnership.co.uk

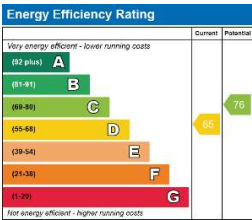


TOTAL APPROX INTERNAL FLOOR AREA
32 SQ M 348 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
Copyright
HOME

Features

- Allocated parking
- Modern throughout
- 0.2 mile walk to Chelmsford - - Station
- Double bedroom
- Ideal first time purchase
- Lift access
- Fitted kitchen
- Long lease remaining
- City centre location
- Nearby to a range of restaurants/bars

EPC Rating



Leasehold Information

Tenure: Leasehold

Band B is the Council Tax band for this property and the annual council tax bill is £1,686.09.

Lease length: 125 Years from 13/7/2019.
Expiring on 12/7/2019 with 119 years remaining.

Ground rent: £216 per annum. The ground rent is reviewed each 10th anniversary of the term in line with RPI.

Service charge: For 01/03/25 to 31/8/25 is £549.05. The service charge is currently paid bi-annually.

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.

