

HOME



City Centre
£230,000
1-bed apartment

Eccles Court

This well presented second floor apartment offers a fantastic opportunity for those looking for a modern and spacious one bedroom property. Situated in a highly sought-after location, this property benefits from a 55% shared ownership scheme, making it an affordable option for buyers. Residents of this apartment also have access to communal gardens. The fitted kitchen/living area comes equipped with appliances and has access onto a balcony. The double bedroom has a built in wardrobe. This property also offers secure allocated parking, ensuring convenience for residents who have a car.

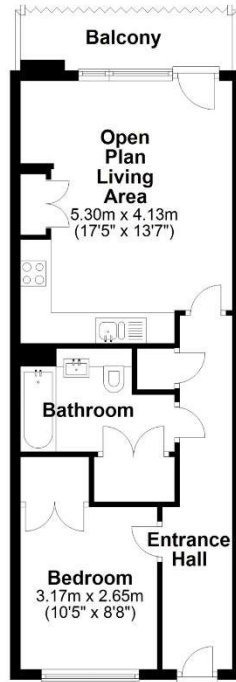
Ideally situated within walking distance of the train station with an approximate 31 minute commute to London Stratford and 36 minutes to London Liverpool Street. The High Street is positioned just 0.4 miles away which offers access to three shopping complexes including the vibrant Bond Street area where you will find an array of river fronted restaurants, designer outlets, a John Lewis store and an Everyman cinema. By road, the A12 provides direct access into London and links to the M25 at Junction 28, while the A414 joins the M11 at Junction 7. Both Southend and Stansted Airports are approximately half an hour away by car.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

Second Floor



TOTAL APPROX INTERNAL FLOOR AREA
48 SQ M 520 SQ FT

This plan is for layout guidance only and is NOT TO SCALE

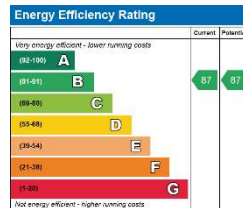
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Features

- 55% shared ownership. Full market value £245,000
- Less than 5 minutes walk to the Station
- Security entrance system
- Balcony
- Second floor apartment
- Short walk to the High Street & shopping centre
- Fitted kitchen with appliances
- Underfloor heating throughout
- Secure allocated parking space
- Double bedroom with built in wardrobe

EPC Rating



The Nitty Gritty

Tenure: Leasehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,768.32

Lease length: 125 years from 1/10/2017, expiring on 30/09/2142.

Ground rent: £100 per annum and is reviewed every 25 years of the term.

Service charge: £2,440.56 For 1/4/23 to 31/03/24. The service charge is reviewed annually.

55% shared ownership rent: £287.36 pcm

The Nitty Gritty (Continued)

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.

