

# HOME



**Chelmsford**  
**Guide price £325,00-£350,000**  
**3-bed second floor apartment**

## Wharf Road

Conveniently situated within easy access to the High Street is this superbly presented three-bedroom second floor apartment which is offered for sale with a complete onward chain. The accommodation comprises an entrance hall with useful built-in storage space. There is an open plan living/kitchen area with the benefit of a balcony to the rear aspect. The kitchen is fitted with a range of units and integrated, appliances. The master bedroom has a dressing area as well as an ensuite shower room. There are two further double bedrooms and a family bathroom WC. Outside there are communal areas as well as an allocated parking space.

Situated in the heart of the City with lovely walks along the River Chelmer on your doorstep. The High Street is also a short walk away which has an excellent range of places to shop, eat, drink and socialise. The trendy Bond Street area is home to a John Lewis store, other designer shops and an Everyman cinema. There is also a good selection of restaurants some offering an alfresco dining experience. The railway station is a mile away with a fast and frequent train service to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

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

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

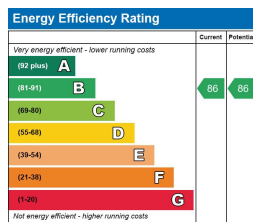
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)



**Features**

- Walking distance of High Street and Railway station
- Superb specification
- Complete onward chain
- Second floor
- Allocated parking space
- Three double bedrooms
- En suite shower room
- Open plan Living/Kitchen
- Lovely riverside walks closeby
- Balcony

**EPC Rating**



**Leasehold Information**

Tenure: Leasehold

Band E is the Council Tax band for this property and the annual council tax bill is £2,547.71

Lease length: 125 years from 1/1/2020, expiring on the 31/12/2145

Ground rent: £325 per annum and is reviewed every 10 years of the term.

Service charge: £1710.01 from 1/1/24 to 31/12/24. The service charge is reviewed annually and the vendor currently pays monthly

**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.

