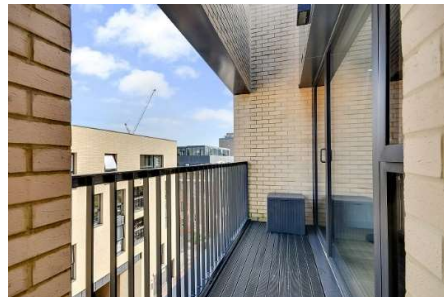


# HOME



## City Centre £235,000 1-bed fourth floor apartment

## Newcombe Court

This exceptional fourth-floor apartment in Chelmsford offers a fantastic opportunity for those looking for a modern and spacious one bedroom property. Situated in a highly sought-after location.

The apartment is modern throughout, with contemporary finishes and fixtures that add a touch of elegance to the space. One of the standout features of this apartment is the balcony, perfect for enjoying a morning coffee or an evening glass of wine, the balcony adds an extra element of relaxation and tranquility to the property. Residents of this apartment also have access to residential gardens. The fitted kitchen comes equipped with appliances, ensuring that meal preparation is a breeze. The apartment offers ample space, making it perfect for those who value a comfortable and spacious living area. The bedroom is well-proportioned and provides a peaceful retreat after a long day.

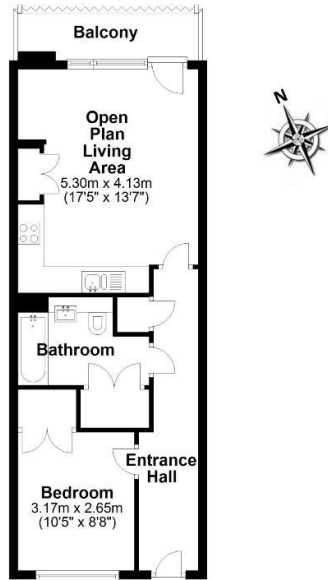
This property also offers allocated parking, ensuring convenience for residents who have a car.

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)

Fourth Floor



TOTAL APPROX INTERNAL FLOOR AREA  
48 SQ M 520 SQ FT

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

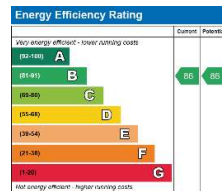
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

Copyright  
**HOME**

**Features**

- Full ownership!
- Fourth floor flat
- Balcony
- Modern throughout
- Residential gardens
- Fitted kitchen with appliances
- Spacious apartment
- Allocated parking
- 0.1 Mile walk to Chelmsford Station
- City centre location

**EPC Rating**



**Leasehold Information**

Tenure: Leasehold

Lease length: 125 years from 10/10/2018,  
expiring on 9/10/2143.

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

Service charge: £2,709.12 For 01/04/24 o  
31/03/25. The service charge is reviewed  
annually.

**The Nitty Gritty**

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

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.

