

HOME



Chelmsford
Guide price £375,000
2-bed flat

Broomfield Road

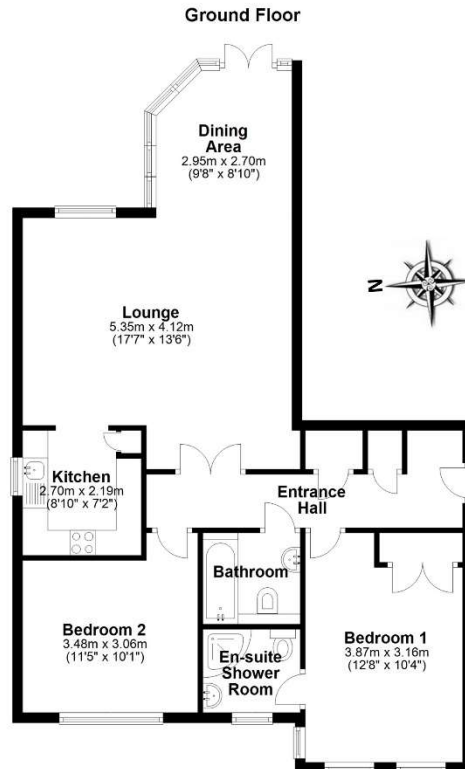
This exceptional, ground floor, two double bedroom apartment is located in a prestigious gated development in Chelmsford, offering a luxurious and convenient lifestyle. Upon entering the property, you will find a well sized hallway leading off to all rooms and the spacious open-plan living area with underfloor heating throughout, creating a comfortable and inviting atmosphere. The modern kitchen features integrated appliances and ample storage space, making it perfect for cooking and entertaining guests. The two double bedrooms are both generously sized, with the master bedroom benefiting from an en-suite bathroom and fitted wardrobes for added convenience. There is also a separate family bathroom for guests or occupants of the second bedroom. Outside, the property boasts a private patio area, perfect for enjoying a morning coffee or evening drink in the fresh air. The development also features large communal grounds, providing additional outdoor space for residents to enjoy. Other key features of the property include allocated parking, a secure video/phone entry system for added security, and a convenient 0.6-mile walk to Chelmsford station for easy access to transportation links.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

In addition to the many amenities offered within the development, Chelmsford city centre is just a short distance away, offering a wide range of shopping, dining, and entertainment options. Residents can also explore the nearby parks and green spaces, such as Central Park and Hylands Park, for outdoor recreation and relaxation.



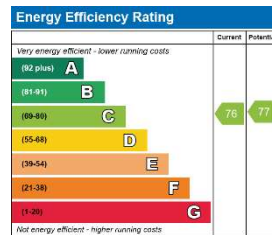
APPROX INTERNAL FLOOR AREA
 82 SQ M 885 SQ FT
 This plan is for layout guidance only and is NOT TO SCALE
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
 Copyright



Features

- Two double bedrooms
- Private gated development
- Allocated parking
- Private patio area
- large communal grounds
- Secure video/phone entry system
- 0.6 Mile Walk to Chelmsford station
- En-suite to bedroom 1
- An impressive 893 sq ft
- Underfloor heating throughout

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 25/12/2005 with 106 years remaining.

Ground rent: £175 per annum which is due to increase by £100 every 25 years of the term.

Service charge: From 1/7/24 - 31/12/24 is £1,384.38. The service charge is reviewed 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.

