

HOME



Chelmsford
£300,000
2-bed second-floor flat

Sandon Brook Place

A two bedroom top floor apartment forming part of this grand converted Victorian manor house with superb landscaped communal gardens set on the fringes of Sandon and Great Baddow. The apartment is accessed via superbly decorated internal communal areas with original oak staircase leading to first floor landing with chandelier and individual staircase to the apartment on the second floor.

The accommodation comprises a reception lobby with a door to a hallway. There is a double aspect lounge, re fitted kitchen with a fitted double oven and four ring hob and extractor hood, shower room with white suite and an impressive good sized master bedroom with a full ensuite bathroom. In addition there is a second bedroom. This apartment has views over Danbury and Sandon. There are two allocated parking spaces in the residents car park plus visitors spaces. Lovely well kept landscaped communal gardens.

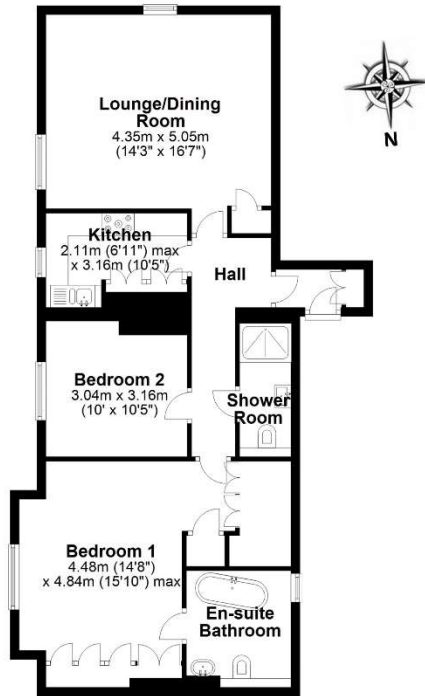
The property is situated on the fringes of Sandon and therefore within walking distance of Sandon Park & Ride with fast and frequent buses into Chelmsford city centre which offers multiple shopping facilities, entertainments, a range of bars and restaurants along with sporting and further educational establishments. Rail station to London Liverpool Street and excellent road links to the A12 and M25.

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
84 SQ M 900 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.

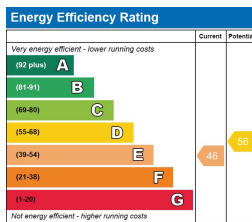
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Features

- Top floor apartment
- No onward chain
- Superb, landscaped gardens
- Converted Victorian manor house
- Re fitted kitchen
- Dual aspect lounge
- Impressive en suite bathroom
- Two allocated parking spaces
- Convenient for Park & Ride
- Shower room/wc

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease length: 125 years from 24/6/2001, expiring on the 23/6/2126. 102 years remaining.

Ground rent: £150 per annum and is reviewed every 25 years of the term at which it will increase by £150 for the first 25 years and then to £450 for the next 25 years.

Service charge: £2453.48 from 1/1/24 to 31/12/24. The service charge is reviewed annually and the vendor currently pays twice a year.

The Nitty Gritty

Band D is the Council Tax band for this property and the annual council tax bill is £2,121.93.

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.

