

HOME



Chelmsford
£225,000
2-bed ground floor apartment

Abbotts Place

This beautifully presented ground floor apartment in Chelmsford offers two bedrooms and one bathroom, making it an ideal home for a small family or professionals looking for a convenient location. Inside, the apartment is well presented throughout, with a modern and neutral décor that will suit a range of tastes. The two bedrooms are both a good size, offering plenty of space for storage and furniture. The spacious lounge/diner provides a comfortable living and dining area, perfect for relaxing or entertaining guests. The property is being sold with no onward chain, making for a quick and easy move-in process. The apartment features allocated parking as well as visitor parking, ensuring that there is always space for guests to park. The ground floor location is perfect for those looking for ease of access.

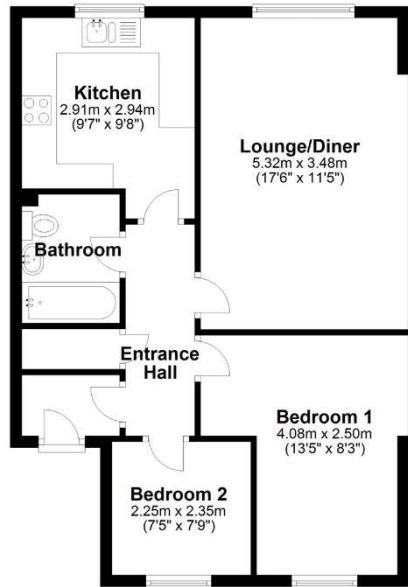
The property is located just a 0.7 mile walk from Chelmsford Station, making it ideal for commuters. Nearby, residents can enjoy a variety of local pubs and restaurants, perfect for socializing or grabbing a bite to eat. Chelmsford City Centre is within walking distance, offering a range of shops, restaurants, and entertainment options. Residents can also take advantage of the beautiful parks and green spaces in the area, perfect for outdoor activities or simply enjoying the fresh air.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

Ground Floor



TOTAL APPROX INTERNAL FLOOR AREA
59 SQ M 638 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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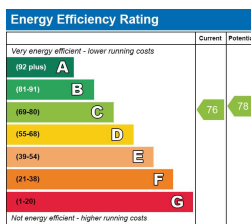


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Features

- No onward chain
- Allocated & visitors parking
- Ground floor
- Long lease of 113 years remaining
- Well presented throughout
- Two good sized bedrooms
- Spacious lounge/diner
- 0.7 Mile walk to Chelmsford Station
- Peppercorn ground rent
- Nearby to local pubs & restaurants

EPC Rating



Leasehold Information

Tenure: Leasehold

Band B is the Council Tax band for this property and the annual council tax bill is £1,621.27.

Lease length: 125 years from 11/7/2012, expiring on 10/7/2137 with 113 years remaining.

Ground rent: Peppercorn.

Service charge: For 1/1/24 - 31/12/24 is £1,397.40. The service charge is reviewed annually and can be paid on a monthly or annual basis.

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.

