

# HOME



**Beaulieu Park**  
**£300,000**  
**2-bed ground floor apartment**

## Robert McCarthy Place

This stunning flat for sale in Beaulieu Park boasts two double bedrooms, making it the perfect home for a small family or professionals looking to live in a stylish and modern space. As you enter the property you are greeted by a spacious hallway with fitted storage and leading off to all rooms. The property offers a range of key features that make it stand out, including a Juliet balcony off the lounge, two allocated parking spaces, and a modern fitted kitchen with gas central heating. With 993 years remaining on the lease, this flat is not only a fantastic place to live but also a great long-term investment. The property is beautifully presented throughout, with a spacious and airy feel that is sure to impress any potential buyer.

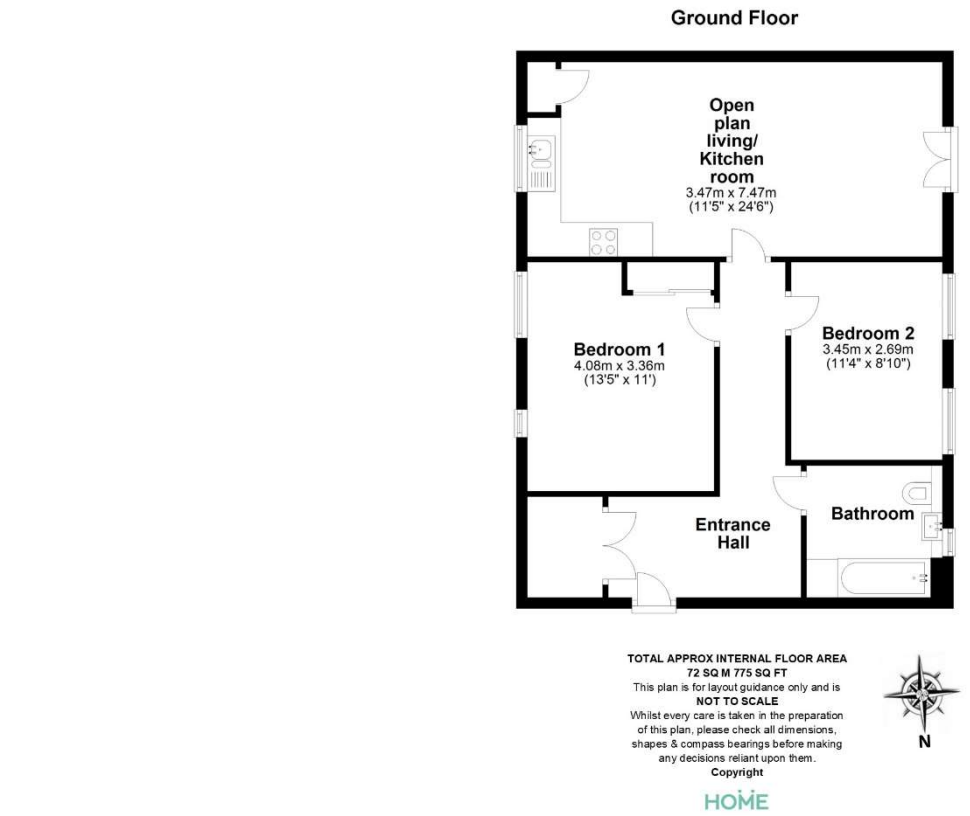
Located just a 1.7 mile walk from the new Beulieu Park Station, residents will have easy access to public transportation options for commuting or exploring the surrounding area. Additionally, Chelmsford offers a range of activities and amenities for residents to enjoy, such as shopping at the High Chelmer Shopping Centre, exploring Hylands Park and House, or dining at one of the city's many restaurants and cafes.

Overall, this flat for sale in Chelmsford offers the perfect combination of modern living and convenient location, making it a must-see property for anyone looking to buy in the area.

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**Essex CM1 1HL**

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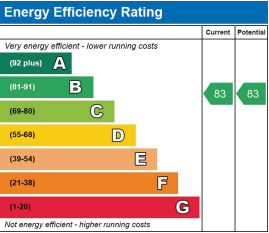
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)



Features

- Two double bedrooms
- Ground floor
- 993 Years remaining on the lease
- Juliet balcony off the lounge
- Two allocated parking spaces
- Beautifully presented throughout
- An impressive 775 square foot
- Modern fitted kitchen
- Gas central heating
- 1.7 Mile walk to the new Beulieu Park Station (Once completed)

EPC Rating



Leasehold Information

Tenure: Leasehold.

Lease length: 999 Years from 1/7/2018 expiring on 30/6/3017 with 993 years remaining.

Ground rent: £250 per annum. The ground rent is reviewed every 10 years of the term in line with RPI.

Service Charge: For 1/9/24 - 28/2/25 is £797.99. The service charge is reviewed annually and pad bi-annually.

The Nitty Gritty

Council Tax: Band D is the council tax band for this property with an annual amount of £2,127.69.

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.

