

HOME



Chelmsford
£270,000
2-bed apartment

Rivers House

This stunning property in Chelmsford offers a modern and spacious living environment with two double bedrooms and two bathrooms, including an en-suite shower room. Inside, the property boasts a contemporary and open plan living space, perfect for entertaining or relaxing. The two double bedrooms offer plenty of space and natural light, making it a comfortable and inviting place to call home. The property also benefits from allocated parking, a private entrance, and no neighbours above or below, providing a peaceful and private living experience. The flat is conveniently located just a short 0.3 mile walk to Chelmsford High Street, offering a wide range of shops, restaurants, and amenities. For those who commute, Chelmsford Station is only 0.6 miles away, providing easy access to London and beyond.

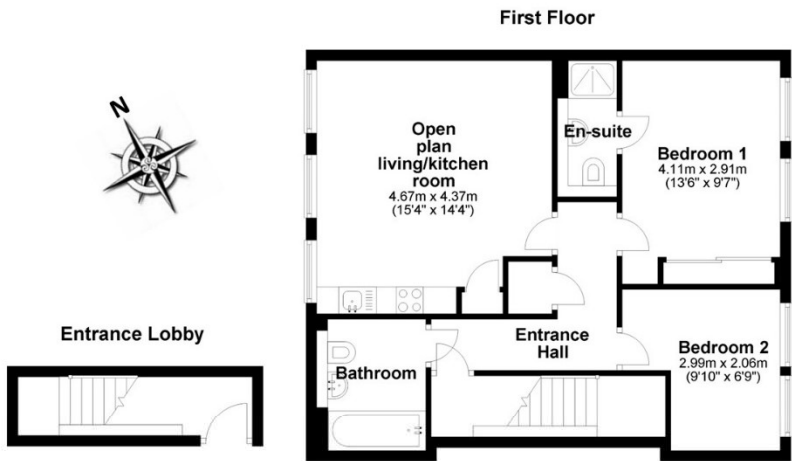
Chelmsford, Essex, is a vibrant city with plenty to offer residents. From shopping and dining in the High Street to exploring the beautiful parks and green spaces, there is something for everyone. The city also hosts a variety of events and festivals throughout the year, ensuring there is always something going on.

Overall, this property in Chelmsford offers a fantastic opportunity for those looking for a modern and convenient living space in a thriving city. Don't miss out on the chance to make this immaculate maisonette your new home!

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk



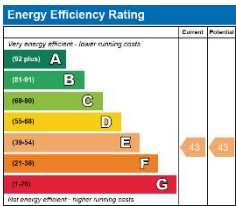
TOTAL APPROX INTERNAL FLOOR AREA
61 SQ M 660 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
Copyright



Features

- Allocated parking
- Private entrance
- No neighbours above or below
- 0.3 Mile walk to Chelmsford High Street
- Modern throughout
- En-suite shower room
- Two double bedrooms
- 0.6 Mile walk to Chelmsford station
- Open plan living
- Nearby to local amenities

EPC Rating



Leasehold information

Tenure: Leasehold

Band D is the Council Tax band for this property and the annual council tax bill is £2,084.49.

Lease length: 199 Years from 1/1/2015.
Expiring on 31/12/2214 with 190 years remaining.

Ground rent: £300 per annum. Reviewed every 15 years of the term in line with RPI.

Service charge: For 01/01/2024 to 31/12/2024 is £1,706.84. It is paid twice per year on: 1/1, 1/7 respectively.

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. Please note that the Home Partnership do not take referral fees for contractors services relating to property maintenance.

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.

