

# HOME



**Springfield**  
**£150,000**  
**2-bed second floor flat**

## Foxglove Way

This bright and airy top floor flat is located in the popular Springfield area of the City and is being offered for sale with no onward chain. Inside, there is an entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. Outside, there is a residents parking area and communal garden space. The sellers are providing an extended lease term upon completion which will see 90 years added to the remaining term. Overall, this flat is a fantastic opportunity for anyone looking to get on the property ladder or expand their investment portfolio being presented in good condition throughout.

Foxglove Way is located off of Petunia Crescent in the popular Springfield area which is conveniently located close to a range of local amenities, making everyday tasks such as grocery shopping or going for a meal out a breeze. Springfield offers excellent links to the A12 and is on a bus route in to the City and railway station with trains to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

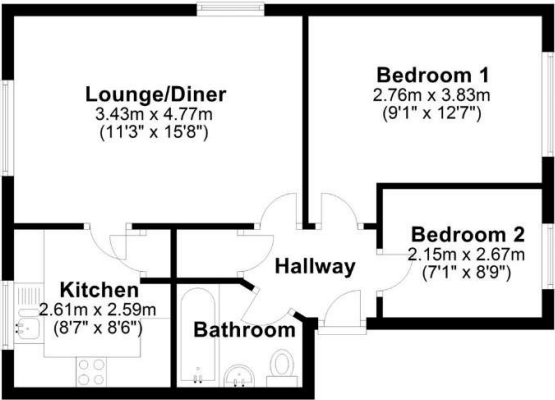
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

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



Second Floor



TOTAL APPROX INTERNAL FLOOR AREA  
49 SQ M 528 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.

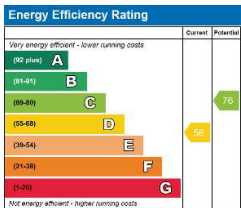
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HOME

Features

- No onward chain
- Extended lease term upon completion
- Second floor
- Lounge/diner
- Two bedrooms
- Good access to the A12
- On a bus route to the railway station
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes
- Near by local shops & stores
- Ideal first time or investment purchase

EPC Rating



The Nitty Gritty

Tenure: Leasehold

Lease length: The sellers are in the process of a statutory lease extension adding 90 years to the original term which has 54 years remaining, meaning a 144 year term upon completion.

Ground rent: Peppercorn

Service charge: £1,865.75 for the period 01/04/2025 - 31/03/2026

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.

