

# HOME



**Chelmsford**  
**£250,000**  
**2-bed ground floor maisonette**

## Sandford Court

Conveniently situated within easy access to Chelmsford High Street and railway station is this well presented two bedroom ground floor maisonette. The accommodation comprises an entrance hall with a door giving access to a good sized dual aspect lounge. Leading of the lounge is an inner hallway with a door leading to the master bedroom which has the benefit of an ensuite shower room. In addition there is a further double bedroom which has a built-in cupboard. The kitchen is fitted with a range of base and eyelevel units and has a fitted oven, a four ring hob and extractor hood as well as an integrated fridge/freezer and space and plumbing for a washing machine. There is also a bathroom. Outside there are communal gardens and an allocated parking space The specification of this property is impressive and includes underfloor heating throughout.

Sandford Court is superbly located in the City just a mile walk to the railway station with trains to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The City centre itself has two large shopping malls and a pedestrianised High Street home to a mix of national and international stores, places to eat, drink and socialise. The new Bond Street shopping complex has a John Lewis department store, an Everyman Cinema and a range of restaurants, eateries and bars next to the river.

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

**Sales**  
01245 250 222  
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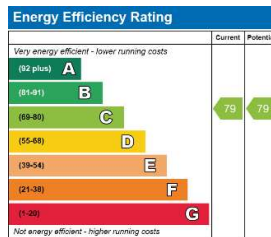
APPROX INTERNAL FLOOR AREA  
TOTAL APPROX INTERNAL FLOOR AREA  
55 SQ M 591 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation of this  
plan, please check all dimensions, shapes &  
compass bearings before making any decisions  
reliant upon them.  
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HOME

### Features

- Ground floor maisonette
- 0.9 miles to Chelmsford Train Station
- 0.5 miles to Chelmsford High Street
- Allocated parking plus visitors parking
- Underfloor heating throughout
- Ensuite to master bedroom
- Modern fitted kitchen with integrated appliances
- 109 years remaining on lease
- Well presented throughout
- Ideal first purchase

### EPC Rating



### Leasehold Information

Tenure: Leasehold

Council Tax: The Council tax band for the property is Band C with an annual amount of £1,926.96

Lease length: The property was built with a 125 year lease 14/7/09 and has 109 years remaining

Ground rent: £175per annum which doubles every 25 years.

Service charge: £1,565.44 per annum.  
This includes buildings and a reserve payment of £500.The service charge is reviewed annually.

### 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.

