

HOME



Chelmsford
£300,000
2-bed third floor flat

Watson Heights

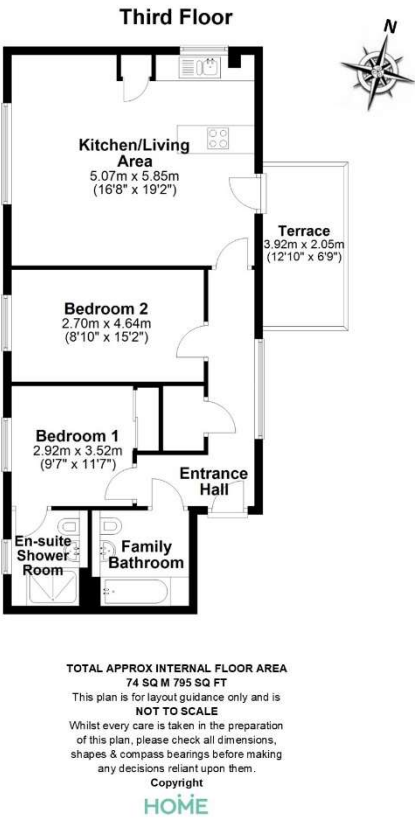
This superbly presented, two double bedroom third floor apartment is available for sale at the prestigious Marconi Evolution development in central Chelmsford. The apartment boasts a large open plan kitchen / living area with access to a terrace area, a modern fitted kitchen with integrated appliances, a master bedroom with a fitted double wardrobe and an en-suite shower room and a family bathroom. The apartment has secure allocated parking, as well as access to a Residents Only gym, concierge service and communal garden. The apartment also benefits from having video security entry system, lifts to all floors, gas fired heating via radiators and double glazed windows throughout.

The Marconi Evolution development is within a short walk to the train station with an approx 36 minute commute into London Liverpool Street and there is an on site Co-op store providing door step grocery shopping. The City has three shopping malls, a lengthy high street populated with chain and independent shops and eateries from top to bottom plus the vibrant Bond Street area where you will find a John Lewis department store as well as other designer shops, an Everyman cinema plus a range of restaurants along the river.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

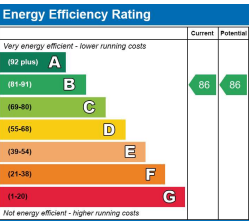
thehomepartnership.co.uk



Features

- Popular development
- Family bathroom and en-suite shower room
- Secure allocated parking
- Third floor apartment
- Under 0.5 miles to Chelmsford Station with services to London Liverpool Street in approx. 35 mins
- Large open plan fitted kitchen/living area
- Gas fired central heating via radiators
- Residents Gym & Concierge
- Two double bedrooms

EPC Rating



Leasehold Information

Tenure: Leasehold

Council Tax: The Council tax band for the property is Band D with an annual amount of £2,167.83

Lease length: The property was built with a 125 year lease from the 1/5/2014 and has 115 years remaining

Ground rent: £330 per annum, which increases in line with the RPI.

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Service charge: £1,254 for the period of 1/7/25 - 31/12/25. The service charge is reviewed annually and buildings insurance is billed separately.

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 £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

