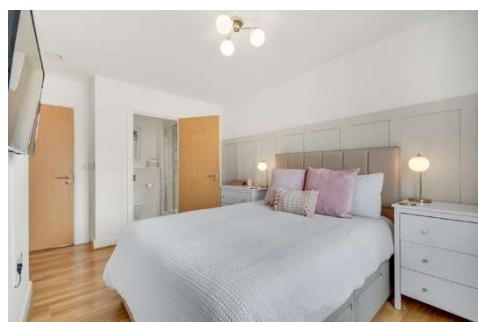


# HOME



**Chelmsford**  
**£280,000**  
**2-bed first floor apartment**

## Mary Munnion Quarter

This modern apartment in Chelmsford offers a fantastic opportunity for first-time buyers or investors. With 120 years remaining on the lease, this property provides peace of mind for buyers. The 735 sqft of accommodation includes two double bedrooms, with the master bedroom benefiting from an ensuite bathroom. The apartment is part of the popular St Johns development and comes with allocated parking, making it convenient for residents.

Located close to a Tesco superstore and just 0.6 miles from Moulsham Street, residents have easy access to amenities and shops. Additionally, the property offers easy access to major roads such as the A12 and A414, making it ideal for commuters.

The apartment is part of a complete onward chain, meaning buyers can move in quickly without any delays. The well-tended communal gardens provide a peaceful setting with lovely views from the apartment.

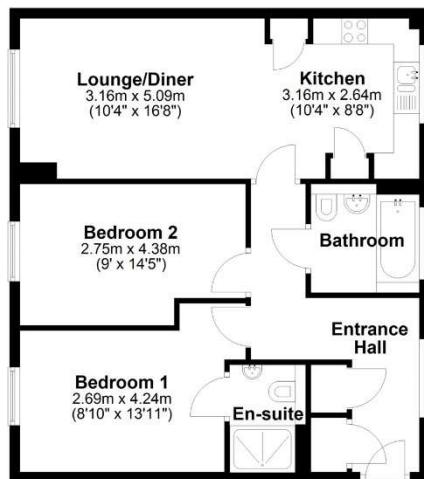
In Chelmsford, residents can explore a range of activities and attractions. The city boasts a vibrant shopping scene, with high street stores and independent boutiques to browse. Chelmsford also offers a variety of restaurants, cafes, and bars for dining out or enjoying a drink with friends.

**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

First Floor



TOTAL APPROX INTERNAL FLOOR AREA  
68 SQ M 735 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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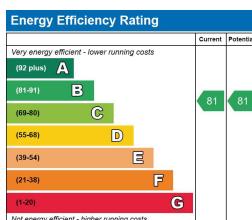
HOME



**Features**

- 120 years remaining on the lease
- 735 sqft of accommodation
- Complete onward chain
- Popular St Johns development
- Ideal first time purchase or investment
- Allocated parking
- Two double bedrooms, master with ensuite
- Close proximity to Tesco supermarket
- 0.6 miles to Moulsham Street
- Easy access to both A12 and A414

**EPC Rating**



**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.

**Leasehold Information**

Tenure: Leasehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,926.96.

Lease length: 125 years from 1st January 2021 with 120 years remaining.

Ground rent: £250 per annum.

Block Service charge: For 01/04/2025 to 30/9/2025 is £649.04 The service charge is currently paid bi-annually.

Estate service charge: For 1/4/2025 to 30/9/2025 is £325.48



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