

HOME



Chelmsford
£250,000
2-bed top floor apartment

Patching Hall Lane

This spacious flat in Chelmsford offers 774 SQFT of accommodation, making it an ideal first-time purchase or investment opportunity. Located in a cul-de-sac, the property is just a short walk away from local amenities, including Tesco Extra, and only 1.2 miles from Chelmsford Train Station.

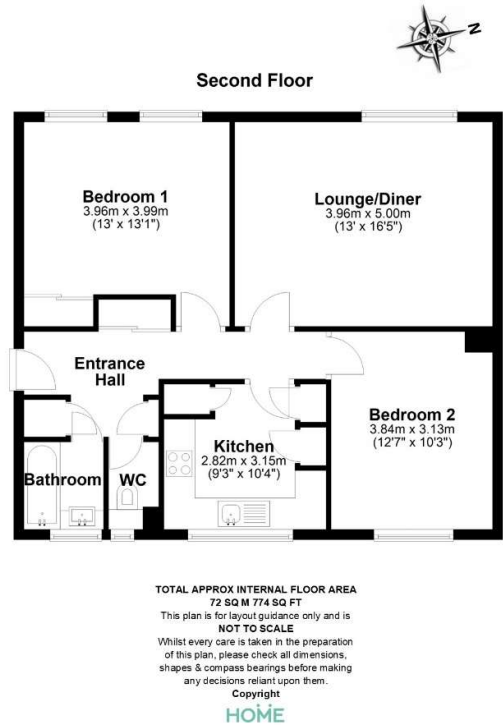
The flat comes with a garage and residents parking, as well as a private outside storage shed and delightful communal gardens. With a share of the freehold, there is zero ground rent to pay. The flat is on the top floor and offers 985 years remaining on the lease.

In Chelmsford, there is no shortage of things to see and do. The city is home to a variety of shops, restaurants, and entertainment venues. History buffs will appreciate a visit to Chelmsford Cathedral, while nature lovers can explore the beautiful Hylands Park. Sports enthusiasts can enjoy a round of golf at Channels Golf Club or catch a game at Chelmsford City FC.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

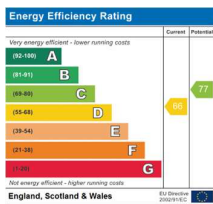
Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370



Features

- 774 SQFT of accommodation
- Short walk to local amenities including Tesco extra
- 1.2 miles to Chelmsford Train Station
- Cul-de-sac location
- Garage and residents parking
- Private outside storage shed
- Share of freehold
- 985 years remaining on the lease
- Zero ground rent
- Easy bus routes to Chelmsford City Centre

EPC Rating



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: 999 Years from 12th August 2011 (currently 985 remaining years).
Share of freehold included.

Ground rent: Peppercorn ground rent

Service charge: For 25/12/2024 to 24/12/2025 the service charge is £1,770.84. This includes a reserve fund.
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 £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

