

HOME



Springfield **£250,000** **2-bed duplex apartment**

Birk Beck

This stunning two double bed duplex apartment offers a modern and stylish living space, perfect for first-time buyers looking to step onto the property ladder. The duplex design, set over two floors, provides a unique layout that maximizes space and functionality. The modern kitchen is a highlight of the property, featuring ample storage space and a breakfast/dining bar with space for stools below perfect for entertaining guests or enjoying a quick meal. Outside, there is a garage in the block and external storage shed offer additional storage benefits.

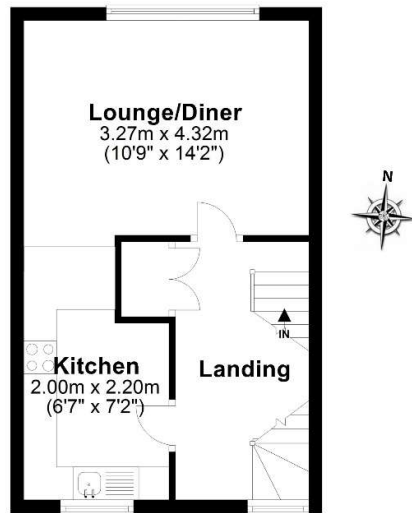
Birk Beck is located on Waveney drive in the popular Springfield area which is conveniently located close to a range of local amenities, making everyday tasks such as grocery shopping or going for a meal out a breeze. Springfield offers excellent links to the A12 and is on a bus route in to the City 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

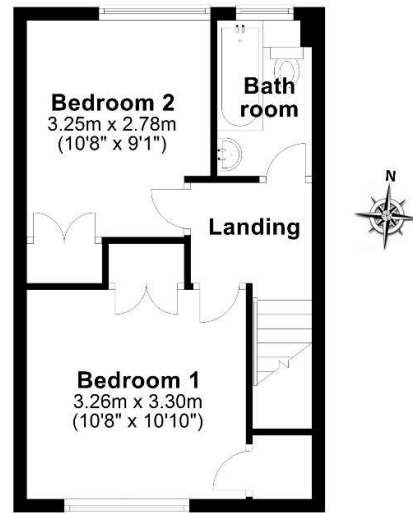
Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

First Floor



APPROX INTERNAL FLOOR AREA
32 SQ M 341 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
64 SQ M 692 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,
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Second Floor

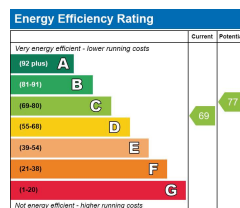


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Features

- Duplex design set over two floors
- No onward chain
- Garage in block
- Well presented throughout
- Modern kitchen
- Two double bedrooms
- On a bus route to railway station
- External storage shed
- Walking distance to shops
- Must be viewed

EPC Rating



Leasehold Information

Lease: 125 years from 29/9/2016
expiring on 28/9/2141. There are 116
years remaining.

Ground Rent: £175 per annum which is
due to double every 20 years of the
term. This is due to double 29/9/26

Service Charge: There is no service
charge payable

Building Insurance: From 24/12/2024 to
23/12/2025 the building insurance is
£613.46

Council Tax: The Council tax for this
property is band B with an annual
amount of £1,686.09.

The Nitty Gritty

Tenure: Leasehold

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.

