

HOME



Chelmsford
£250,000
1-bed second floor apartment

Wharf Road

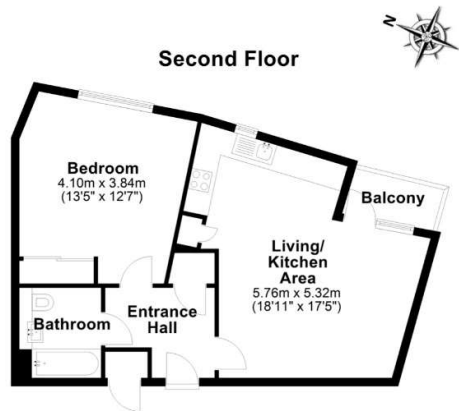
This modern second floor flat in Chelmsford is perfect for those looking for a contemporary riverside living experience. The property boasts stunning views over the Canal, providing a peaceful and picturesque setting. The apartment features one bedroom and one bathroom, along with an open plan living/kitchen area, complete with a balcony, that is perfect for entertaining guests. One of the standout features of this property is the allocated parking space, ensuring convenience for residents with a vehicle. The high level of specification throughout the flat adds a touch of luxury to everyday living. Additionally, with three years remaining on the NHBC guarantee, buyers can have peace of mind knowing that the property is covered.

Situated in the heart of the City with views down Springfield Basin and walks along the River Chelmer. The High Street is also a short walk away which has an excellent range of places to shop, eat, drink and socialise. The trendy Bond Street area is home to a John Lewis store, other designer shops and an Everyman cinema. There is also a good selection of restaurants some offering an alfresco dining experience. The railway station is a mile away with a fast and frequent train service 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



TOTAL APPROX INTERNAL FLOOR AREA
54 SQ M 585 SQ FT

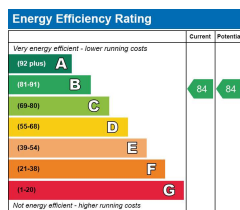
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this
plan, please check all dimensions, shapes &
compass bearings before making any decisions
reliant upon them.

Copyright
HOME

Features

- Second floor apartment
- Views over the canal
- Allocated parking space
- Open plan living/kitchen
- Lovely riverside walks close by
- High level of specification
- Balcony
- Walking distance of the high street & railway station
- Three years NHBC guarantee remaining

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: 125 years from the 01/01/2018.
There are 117 years remaining.

Service Charge: For the period of
01/01/2025 - 31/12/2025 the service
charge is £1,644.75

Ground Rent: £225 increasing with the
RPI

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

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.

