

# HOME



## Beaulieu Park

£300,000

**2-bed ground floor apartment**

## Wilfred Waterman Drive

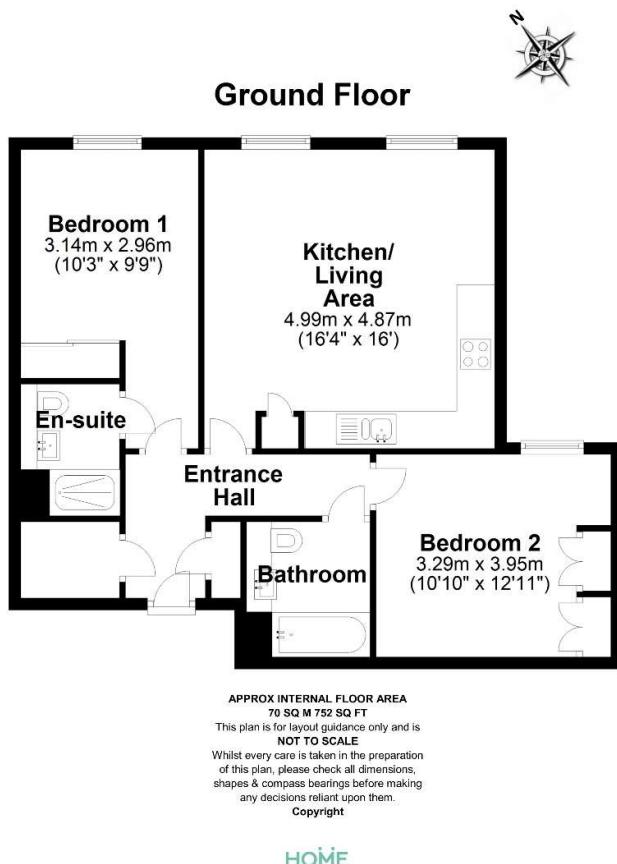
Situated on the popular Beaulieu development is this exceptionally well maintained two bedroom ground floor apartment, built two years ago by Countryside properties. The accommodation comprises an entrance hall with video entry phone system and two built in storage cupboards. The contemporary open plan living/kitchen area is fitted with a range of base and eyelevel units and incorporates a fitted oven, four ring hob and extractor hood. In addition, there is an integrated fridge/freezer, dishwasher and washing machine. There are two double glazed windows with fitted plantation shutters to the front aspect. The smaller of the two bedrooms has a double fitted wardrobe and a well appointed en-suite shower room. There is a further larger double bedroom, as well as a bathroom/WC. Outside, there are communal gardens as well as two allocated parking spaces. This property has gas fired radiator central heating and fitted plantation shutters to the living area and bedrooms.

Beaulieu Park is regarded one of the most desirable areas to reside within Chelmsford and once you enter the development you will understand why. Just a short walk from your front door you will find a local array of shops including a Sainsburys, Dentists, Veterinary surgery, Costa coffee and the well renowned Churchills fish and chips.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

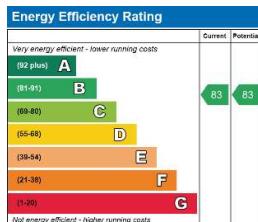
**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370



## Features

- No onward chain
- Contemporary open plan kitchen/living area
- Well presented throughout
- Gas radiator central heating
- En-suite shower room
- Two parking spaces
- Ground floor apartment
- Walking distance of the local shops and school
- Beaulieu Park Train Station est. completion 2025
- Good access to A12

## EPC Rating



## Leasehold Information

Tenure: Leasehold

Council Tax: Band D is the council tax band for this property with an annual amount of £2,210.94

Lease length: 999 years from 1/7/2021, expiring on 30/6/2020. 994 years remaining.

Ground rent: Peppercorn

Service charge: £919 per annum from 1/8/2025 - 1/8/26. This includes an amount for the reserve fund. The service charge is reviewed annually.

## The Nitty Gritty

As an integral part of the community, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will 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.

