



Flat: Chelmsford

Fixed Price £150,000

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

SHARED OWNERSHIP RE-SALE

50% share of a two bedroom, first floor flat built in 2022, offering high end, energy efficient living accommodation with integrated appliances.

Share percentage 50%, full price £300,000, £15,000 Min Deposit.

The property benefits from full length UPVC D/G windows and doors over looking a substantial balcony running the length of the flat and River Chelmer walks on your doorstep.

See the Floor Plan for indicative purposes only.

OPEN DAY BY APPOINTMENT ONLY 8TH JUNE 2025.

Contact the Agent on 01245 231123 to arrange an appointment.

your rent will reduce to, depending on the percentage share that you are able to purchase.**

LOCATION

The property is within 10 minutes walking of Chelmsford City Centre benefitting from an array of leisure, shopping and school facilities and provides access to walks along the River Chelmer leading to Sandon Lock.

There is easy access to the A414 and A12 linking to the M25 and surrounding areas.

Chelmsford Train Station is located within a 21 minute walk of the property, offering direct rail links to London Liverpool Street within 30 minutes.

ACCESSIBILITY

The property is accessed using key fobs to a main entrance hall with separate stairs and lift access to other floors.

The main entrance hall provides further fob access to the gated parking area and bicycle storage facilities.

THE PROPERTY

The property is a first floor flat benefitting from substantial outside balcony area with access to scenic river walks and the city centre.

- Entrance Hallway: Carpet flooring with built-in storage cupboard with washer/dryer and broadband connections
- Main Bathroom: Lino flooring, with part tiled walls, built-in bath with shower over, sink, toilet and heated towel rail.
- Master Bedroom: Carpet flooring with UPVC D/G window overlooking the balcony and en-suite.
- En-suite: Lino flooring, with shower cubicle, sink, toilet and heated towel rail.
- Bedroom 2: Carpet flooring with UPVC D/G window overlooking the balcony.
- Kitchen: Lino flooring with built-in kitchen units, laminate worktop, gas hobs with extractor fan over and stainless steel sink. Featuring an integrated dishwasher and fridge/freezer unit with open plan living to the living and dining room areas.
- Living/Dining Room: Carpet flooring with UPVC D/G door to the balcony area.

EXTERNALLY

One allocated parking space within a private car park with gated fob access.

Secure bike storage with fob access.

Extensive balcony running the length of the flat with ample space for table and chairs.

There are visitor parking spaces available and additional on-road parking after 6pm.

LEGAL

NOTICE

Whirledge & Nott is not acting on behalf of the seller in dealing with this property.

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

LEASE LENGTH

120 Years

SERVICE CHARGE

£115.10 per month

RENT

£401.26 per month

SERVICES

We understand that mains water and electricity are connected. There is a gas fired central heating and mains drainage.

The property benefits from highspeed OFNL broadband.

There is extraction fan ventilation located throughout the property.

Integrated appliances include:

- Fridge & Freezer
- Dishwasher
- Washing Machine with Tumble Dry Function

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

EPC

The property is classed as Band B.

**Whirledge
&Nott**

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