



Kings Tower Marconi Plaza, Chelmsford

In Excess of £270,000



Kings Tower, Marconi Plaza

Chelmsford, Chelmsford

A highly impressive first floor two double bedroom apartment set within this sought-after development, providing two bathrooms, two balconies, secure underground parking, concierge service and residents gym all within the very heart of Chelmsford city centre.

Tenure: Leasehold

- Offered with no onward chain
- Two double bedrooms
- Residents gym
- Concierge service
- 0.1 Mile walk to Chelmsford train station
- Two bathrooms including en-suite shower room
- Balconies off both bedrooms
- Secure underground parking
- City centre location
- Close by to local shops and restaurants



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Important information Council Tax Band - E

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Leasehold

EPC rating - D

Length of lease - 153 years from 19/12/08 expiring on 31/3/2161 with 137 years remaining

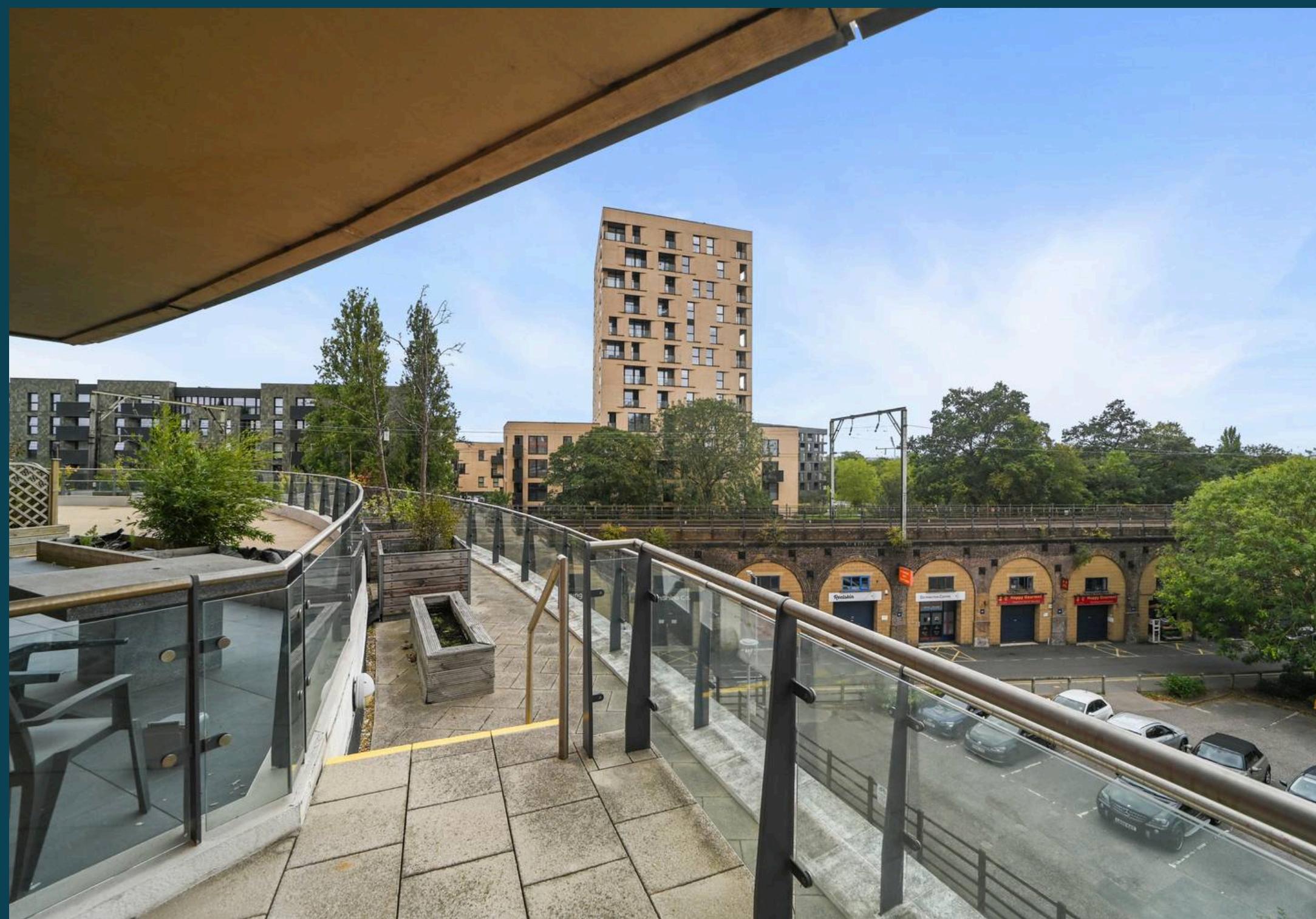
Service charge - For 01/10/25-31/03/26 is £1,624.82 (reviewed annually and paid bi-annually)

Ground rent - £210 per annum which is reviewed every 25 years of the term
The above details are subject to confirmation from the management company and/or, these charges are for the current year and maybe subject to change.

Agents Note - The seller of this property is a person connected to the Nested Agent



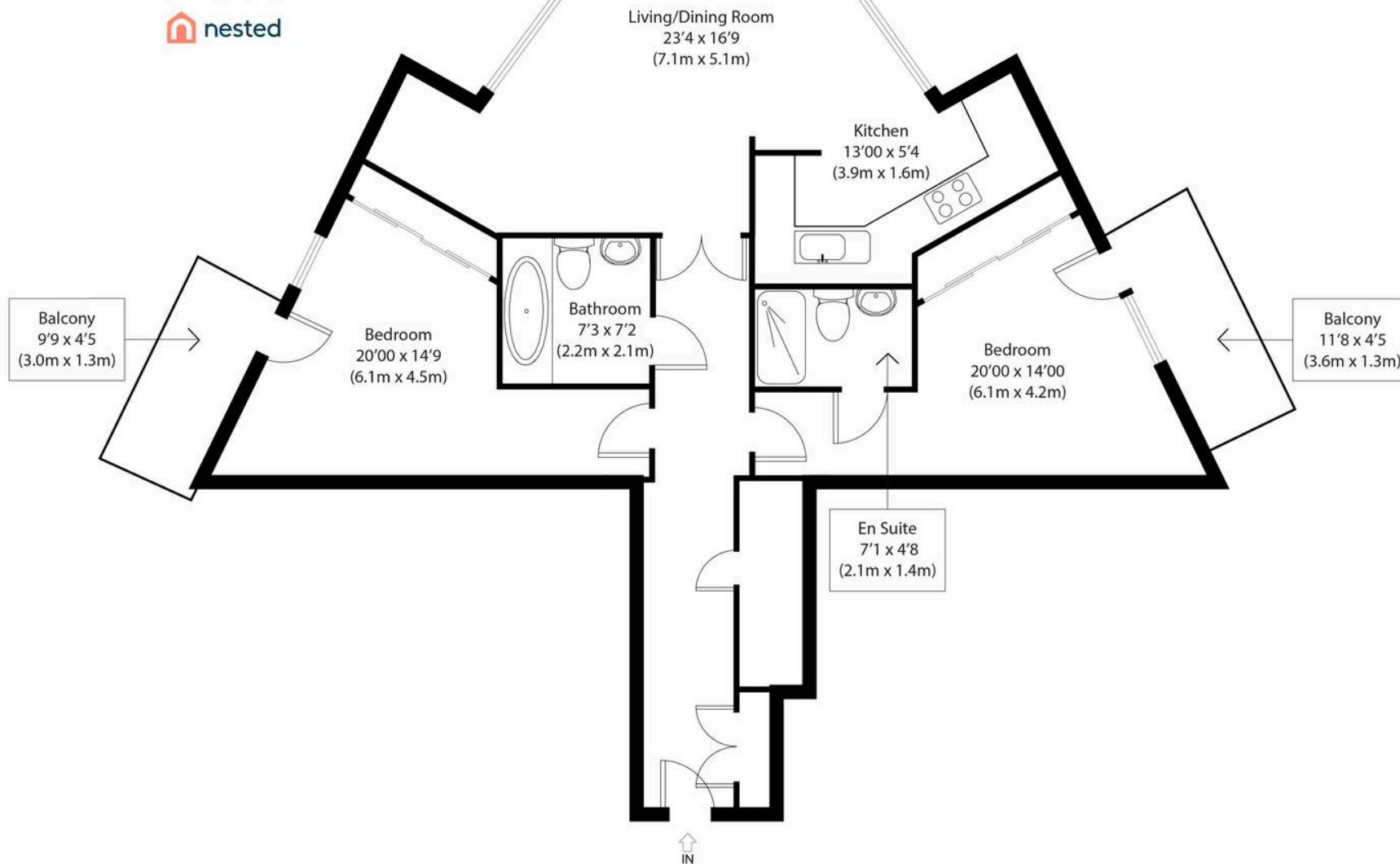




First Floor

Approximate Gross Internal Area
845 sq ft (Including Balcony) (79 sq m)
745 sq ft (Excluding Balcony) (69 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation.
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Nested Chelmsford

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