

APARTMENTS

by HOME PARTNERSHIP



Chancellor Park
£180,000
1-bed apartment

Townsend

This well presented first floor one bedroom apartment offers is a perfect opportunity for a first time buyer. The property opens into a entrance hallway with a useful storage cupboard, providing handy additional space for keeping the apartment neat and organised. At the heart of the apartment is the bright and airy dual aspect and open plan lounge/kitchen, creating an area for space for relaxing. There is a double bedroom and well kept bathroom. The property also benefits from parking, with one space available for the apartment.

Please note you can also purchase as a 75% shared ownership.

Located in Chancellor Park and approx 0.8 miles from the Asda Superstore, this property is perfectly positioned for leisure activities and convenient shopping trips with local parks, nature and river walks surrounding the area. Chelmsford offers a wide range of amenities and attractions for residents to enjoy from the historical Chelmsford Cathedral to the popular Hylands Park, there is something for everyone to explore. High street shops, restaurants, and cafes can be found in the city centre, providing ample opportunities for shopping and dining. With excellent transport links, including a direct train service to London Liverpool Street, Chelmsford is a desirable location for commuters.

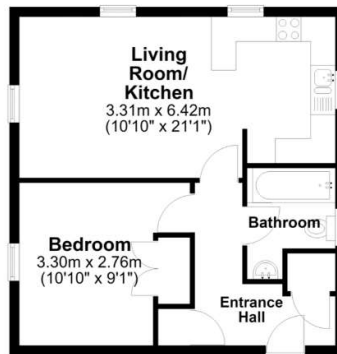
Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

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



First Floor



TOTAL APPROX INTERNAL FLOOR AREA
43 SQ M 461 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.

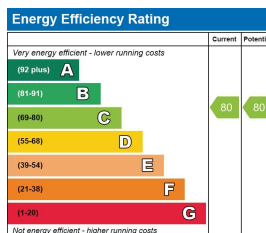
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APARTMENTS

Features

- Full market value or 75% share available
 - Perfect first time purchase
 - Allocated parking space
 - Open plan & dual aspect lounge/kitchen
 - Good access to A12 & A131
 - Sought after Chancellor Park
 - 0.8 miles to Asda Superstore
 - Double bedroom
 - Nearby river walks along the Chelmer
- Must be viewed

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 125 year lease commencing 06/12/2002 . There are 101 years remaining

Service Charge: For the period of 01/04/26 - 31/03/26 the service charge is £2763.75 The service charge is reviewed annually.

Ground Rent: £52 per annum. Ground rent is not due to increase.

Rent on 25% Share - £0

Band B is the council tax band for this property with an annual amount of £1,806.98.

The Nitty Gritty (Spiderman edition)

With great recommendations comes great responsibility... As an integral part of the community, we've built a trusted network of professionals who know their stuff and can help make your property journey as smooth as possible. If we recommend a professional to you, it's because we genuinely believe they can do a great job and help you through the process.

That said, every hero has to know the fine print! A small number of the professionals we recommend — certainly not the majority — may occasionally pay us a referral fee of up to £200. Rest assured, you are under no obligation whatsoever to use any third party we recommend.

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If you successfully have an offer accepted on one of our properties and proceed with the purchase, there is an administration charge of £36 inc. VAT per person. This covers the completion of our required Anti-Money Laundering (AML) identity checks. The charge is non-refundable — because even superheroes have paperwork to deal with.

