

# HOME



**Chelmsford**  
**£200,000**  
**2-bed ground floor apartment**

## Parkinson Drive

Welcome to The Village, a charming complex located in Chelmsford. This ground floor apartment boasts two double bedrooms, making it the perfect choice for first time buyers or those looking for a cozy home in a tranquil setting. As you enter the apartment, you are greeted by a secure entrance system that provides peace of mind for residents. The living spaces are bright and airy, with electric heating ensuring your comfort all year round. Outside, you will find communal gardens and parks where you can unwind and enjoy the outdoors. Residents parking is also available, making it convenient for you and your guests. On top of all this, a lease extension will be completed upon purchase to 125 years, providing you with long-term security and peace of mind.

Situated just a 1 mile walk to Chelmsford train station and 0.8 miles to Moulsham Street, this flat offers easy access to all the amenities of Chelmsford. Whether it's shopping, dining, or entertainment, residents will never be far from the action. Chelmsford has plenty to offer for young professionals and first time buyers. From the vibrant nightlife and bustling restaurants to the beautiful parks and historical landmarks, there is something for everyone to enjoy. Take a short stroll to Central Park just 0.6 miles away, visit the Chelmsford Cathedral, or explore the local markets for fresh produce and goods.

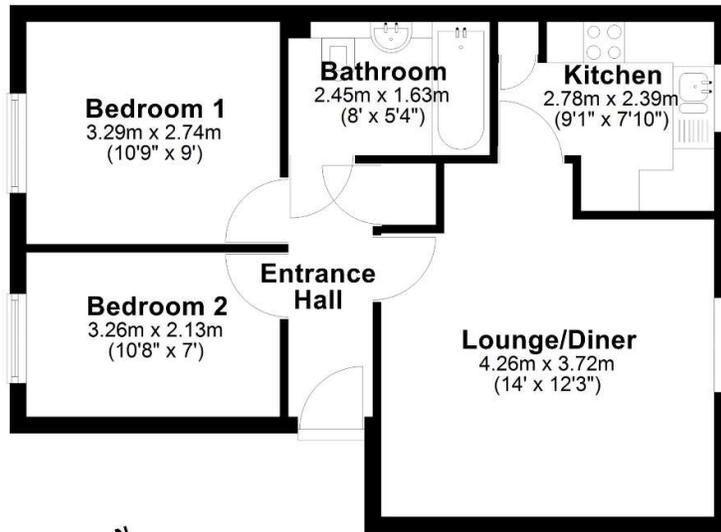
Don't miss the opportunity to make this lovely apartment your own and enjoy all the benefits of living in The Village. Contact us today to arrange a viewing.

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

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

### Ground Floor



APPROX INTERNAL FLOOR AREA

45 SQ M 485 SQ FT

This plan is for layout guidance only and is NOT TO SCALE

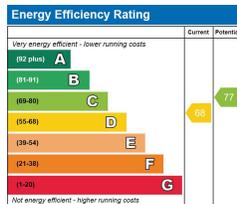
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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#### Features

- New boiler fitted in 2025
- Ground floor
- Security entrance system for residents
- 1 mile walk to Chelmsford train station
- 0.8 mile walk to Moulsham Street
- Residents parking
- Communal gardens/parks
- Electric heating
- Lease extension on completion to 125 years.
- Good access to a12

#### EPC Rating



#### Leasehold Information

Lease: The property was built with a 99 year lease commencing 24th December 2001. There are 74 years remaining. There will be a lease extension on completion to 125 years.

Service Charge: For the period of 01/11/2025 to 31/10/2026 the service charge is £1,955.50.

Ground rent: £150 per annum. The ground rent doubles and will next increase on 24/12/2034 to £300, The ground rent will then subsequently double every 33 years thereafter.

Band C is the council tax band for this property with an annual amount of £1,926.96

#### The Nitty Gritty (Cricket Edition)

As part of our close-knit community, we've come to know the top players in the field. If we recommend a professional to you, it's in the spirit of fair play and confidence that they'll help keep your property journey running smoothly. Please note, a small number of the recommended "team members" (certainly not the majority) may occasionally offer us a referral fee of up to £200. You're under no obligation to use any third party we suggest.

If your "innings" with one of our properties leads to a successful offer and purchase, there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti-Money Laundering identity checks – ensuring the match proceeds without a hitch.

