

HOME



Chelmsford
Offers in excess of £200,000
2-bed ground floor apartment

Rookes Crescent

This well presented ground floor flat in Chelmsford is a perfect opportunity for first time buyers looking to settle down in Essex. Boasting two double bedrooms, including an en-suite to the master bedroom. The flat features uPVC double glazed windows, a security entrance system, and electric heating for maximum comfort and security. Residents can enjoy the convenience of residents parking and communal gardens/parks.

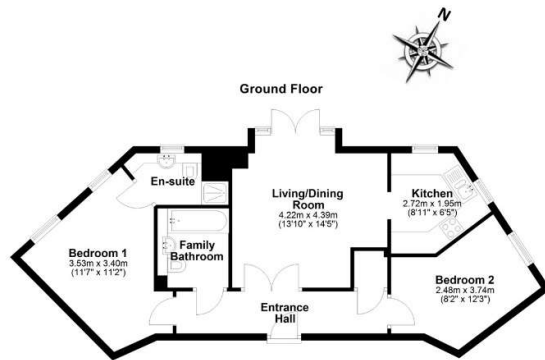
Situated just a 1 mile walk to Chelmsford train station and 0.8 miles to Moulsham Street, this flat offers easy access to all the amenities of Chelmsford. Whether it's shopping, dining, or entertainment, residents will never be far from the action.

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. With an extended lease on completion, this flat in Chelmsford is the perfect opportunity for those looking for a stylish and comfortable home in a prime location. Don't miss out on this fantastic opportunity to own your own piece of Essex luxury.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

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



TOTAL APPROX INTERNAL FLOOR AREA
63 SQ M 683 SQ FT

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

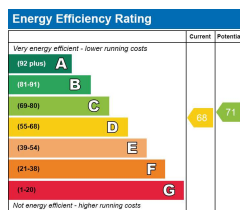
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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HOME

Features

- Allocated parking for one
- 1 Miles walk to Chelmsford high street
- 0.9 Miles from Tesco superstore
- Electric heated
- Loft space
- Easy access to a12
- Built with 999 year lease
- Utility room
- 0.7 Miles walk to Moulsham Street
- PERFECT FOR FIRST TIME BUYERS

EPC Rating



Leasehold Information

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

Lease length: The property was built with a 99 year lease on 24/12/2001 and expires on 24/12/2100. There are 74 years remaining. The vendor will be extending this alongside the sale.

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 25 years thereafter.

Service charge: £1,955 for the period 01/11/2025 to 31/10/2026. The service charge is reviewed annually.

The Nitty Gritty

Tenure: Leasehold

The Nitty Gritty (A-Team Edition) As boots-on-the-ground members of the community, we've already done the recon. We know the right specialists for the mission, and if we point you toward one, it's because we genuinely believe they'll get the job done quickly, cleanly, and without unnecessary drama.

Full intel disclosure: on rare occasions (and definitely not most of the time), a recommended ally may pay us a referral fee of up to £200. You're never under any obligation to recruit anyone we suggest — you're always the commander of your own operation.

If your mission is successful and you have an offer accepted on one of our properties and proceed to purchase, there is a £36 per person (inc. VAT, non-refundable) administration charge. This covers our Anti-Money Laundering identity checks — because even the A-Team has to keep things legit.

