

# HOME



**Chelmsford**  
**£230,000**  
**2-bed third floor apartment**

## Kreston House

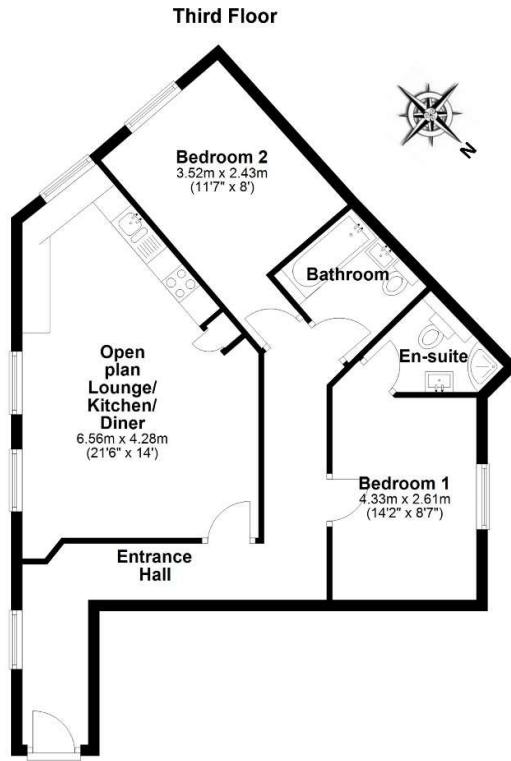
This attractive top floor apartment in Chelmsford offers a convenient and modern living space with two double bedrooms, two bathrooms and allocated underground parking. Inside, the property boasts a fitted kitchen, perfect for preparing meals and entertaining guests. The en-suite shower room attached to the master bedroom offers added convenience and privacy. With no onward chain, this apartment is ready to move into and make your own. The property features sash style windows that flood the rooms with natural light, creating a bright and airy atmosphere throughout.

The apartment's location is ideal for commuters, with Chelmsford station just a short 0.2-mile walk away, providing easy access to London and other major cities. Situated in the heart of the city centre, residents will find themselves surrounded by a range of local bars, restaurants, shops and amenities, making it a perfect choice for those seeking a vibrant urban lifestyle. In addition to the fantastic features of the property, Chelmsford itself offers a wealth of attractions and activities for residents to enjoy. Explore the beautiful Hylands Park, attend a concert at the Chelmsford City Racecourse, or shop in one of the many boutiques in the city centre. With its rich history, vibrant culture and excellent transport links, Chelmsford is a fantastic place to call home. Don't miss out on this wonderful opportunity to own a stylish and contemporary apartment in the heart of Chelmsford. Contact us today to arrange a viewing and start your journey to living in this desirable location.

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

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

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APPROX INTERNAL FLOOR AREA  
66 SQ M 715 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.

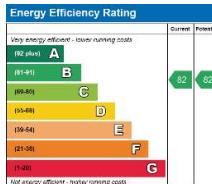
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HOME

## Features

- NO ONWARD CHAIN!
- Two double bedrooms
- Top floor apartment
- Sash style windows
- 0.2 Mile walk to Chelmsford station
- City centre location
- Allocated underground parking
- Nearby to a range of local bars & restaurants
- Fitted kitchen
- En-suite shower room

## EPC Rating



## Leasehold Information

Tenure: Leasehold

Band D is the Council Tax band for this property and the annual council tax bill is £2,167.83.

Lease length: 125 years from 1/1/2016, expiring on 31/12/2141 with 116 years remaining.

Ground rent: £453.63 per annum. The ground rent is reviewed every fifth year of the term.

Service charge: For 01/01/25 - 31/12/25 is £2,338.56. The service charge is reviewed annually and paid bi-annually.

## The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

