



Wells Crescent, Viaduct Road, Chelmsford CM1 1GR

welcome to

Wells Crescent Viaduct Road, Chelmsford

Discover modern city living with this beautifully presented two-bedroom shared ownership apartment, ideally located in the vibrant centre of Chelmsford. Whether you're a first-time buyer or looking to step onto the property ladder, this home offers the perfect blend of comfort & convenience.

Entrance Hall

Lounge / Kitchen / Diner

30' 2" x 13' 2" (9.19m x 4.01m)

Bedroom One

17' 6" max x 9' 10" max (5.33m max x 3.00m max)

Bedroom Two

16' 3" x 12' 6" (4.95m x 3.81m)

Bathroom

7' 3" x 6' 2" (2.21m x 1.88m)

Agents Note:

Lease: 99 years from 31 July 2008

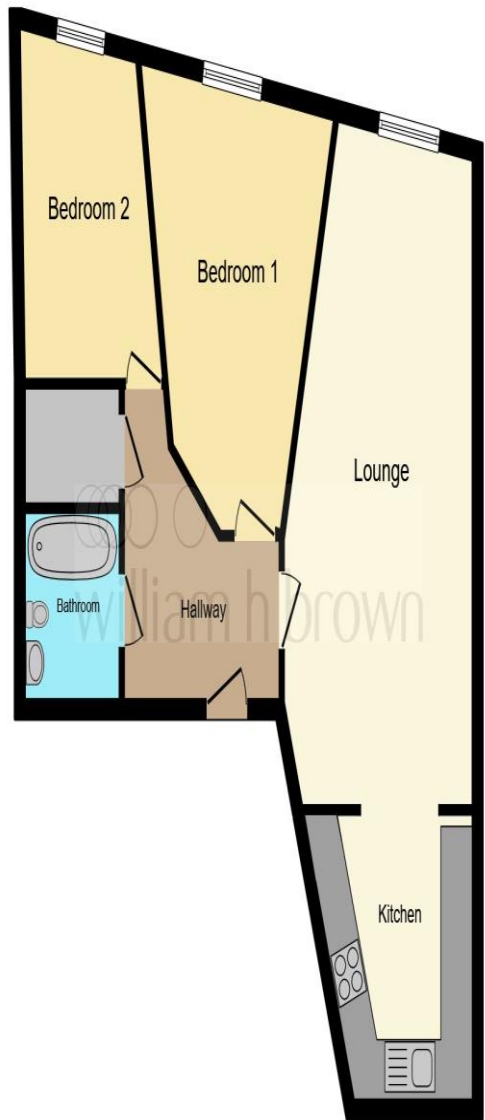
Shared Ownership 33%

Rent - £412 pcm

Management charge - £22.08 pcm

Service Charge - £204.77 pcm

Reserve fund - £68.17 pcm



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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- £82,500 for a 33% share
- Allocated parking
- Use of resident's gym
- You can purchase more shares up to 75%
- Third floor with lift access

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Jul 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£82,500



view this property online williamhbrown.co.uk/Property/CHE115873



Property Ref:
CHE115873 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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