



Searle Crescent, Broomfield
£88,000

Searle Crescent

Broomfield, Chelmsford

Shared ownership property being sold at 40% share with a full value of £220,000. An immaculately presented, modern one double bedroom top floor flat featuring a spacious open-plan kitchen/reception room, a contemporary bathroom, and an allocated parking space. The property is conveniently positioned within the sought-after area of Broomfield, providing easy access to Chelmsford city centre.

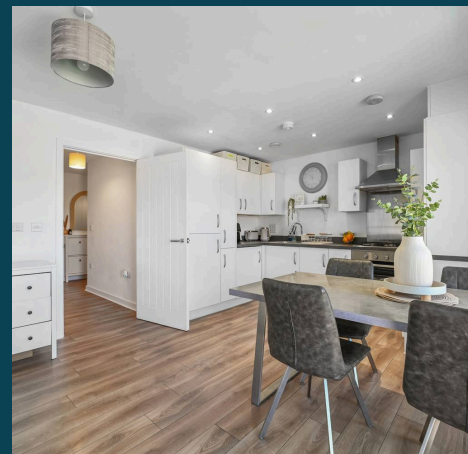
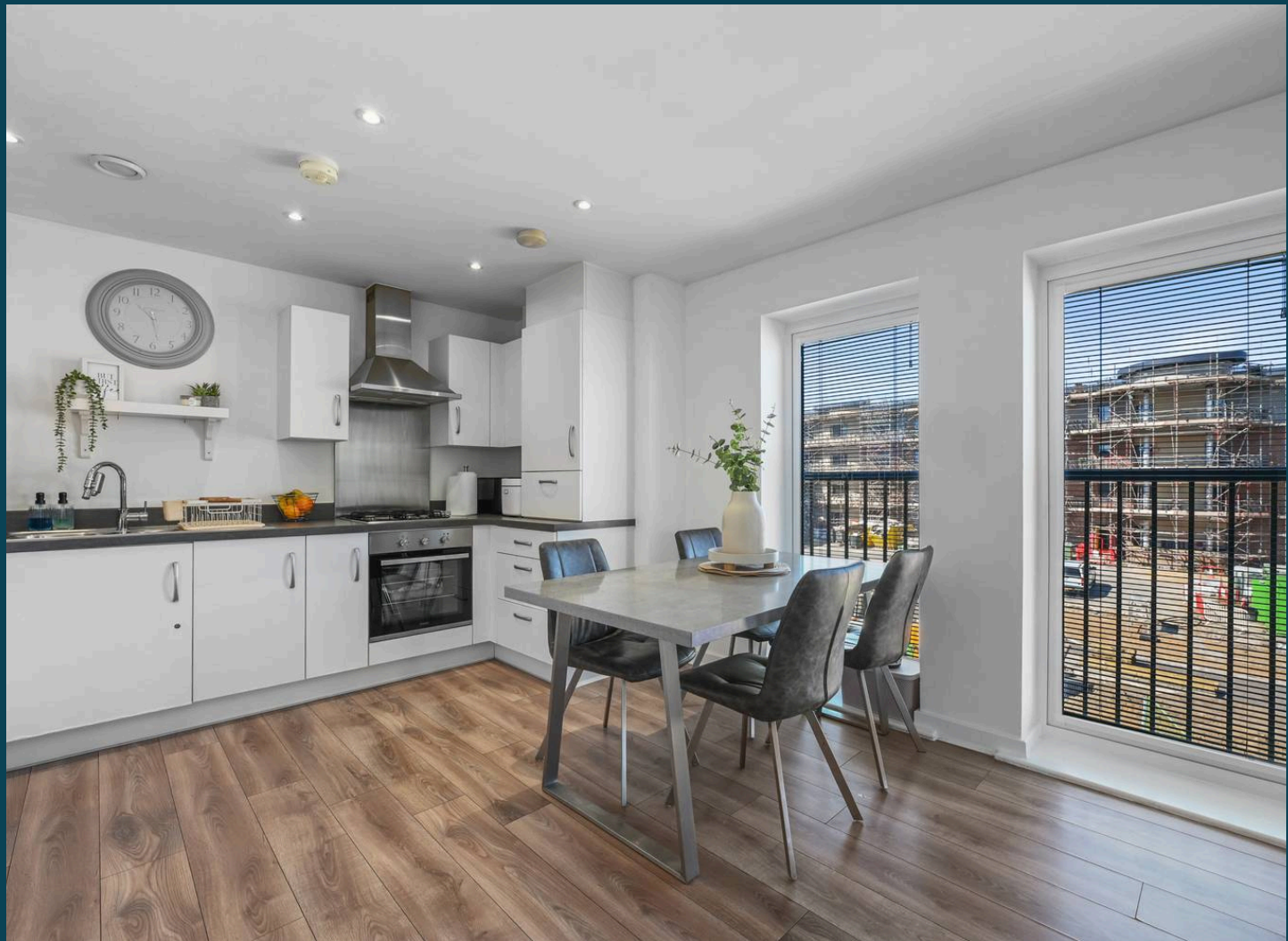
The spacious entrance hall includes a video entry system, a useful storage cupboard, and leads to the bedroom, family bathroom, and living area.

Ideal for entertaining, the bright open-plan kitchen/reception room is situated to the front of the property. French doors open onto a Juliette balcony, flooding the space with natural light which nicely compliments the attractive laminate flooring. The well-equipped kitchen offers a range of base and eye-level units, ample work surfaces, a stainless steel sink, and integrated appliances including a washing machine, fridge freezer, and an electric oven with a gas hob and extractor hood.

The bathroom features a modern three-piece white suite with a panel enclosed bath, glass screen, and wall mounted shower. It is finished with tiled flooring, a low-level WC, a wash hand basin, and a chrome ladder-style heated towel rail.

To the rear of the property is the generously sized double bedroom, which is neatly carpeted and neutrally decorated.

Outside: The property benefits from an allocated parking bay situated in the residents' car park to the rear of the building.





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- Shared ownership
- Staircasing (potentially up to 100%) available
- Stylishly decorated throughout
- Contemporary bathroom
- Excellent transport links
- One double bedroom top (second) floor flat
- Super open plan kitchen/reception room
- Allocated parking space
- 40% of the 100% market value £220,000 (£88,000)
- Plenty of natural light throughout



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Important information:

EPC Rating - B

Council Tax Band - C

Tenure - Leasehold 125 years from 2018 (117 years remaining)

Scheme - Shared ownership. Percentage - 40%

£88,000 of the 100% value £220,000

Staircasing (potentially up to 100%) available

Charges Payable - The current monthly charges payable to Home Group are broken down as follows:

Rent - £432.50

Every month (in addition to your rent) you will pay:

Estate charge: £54.09

Management fee: £7.50

Reserve Fund: £5.63

Insurance Charge: £10.94

Other service charges: £57.94

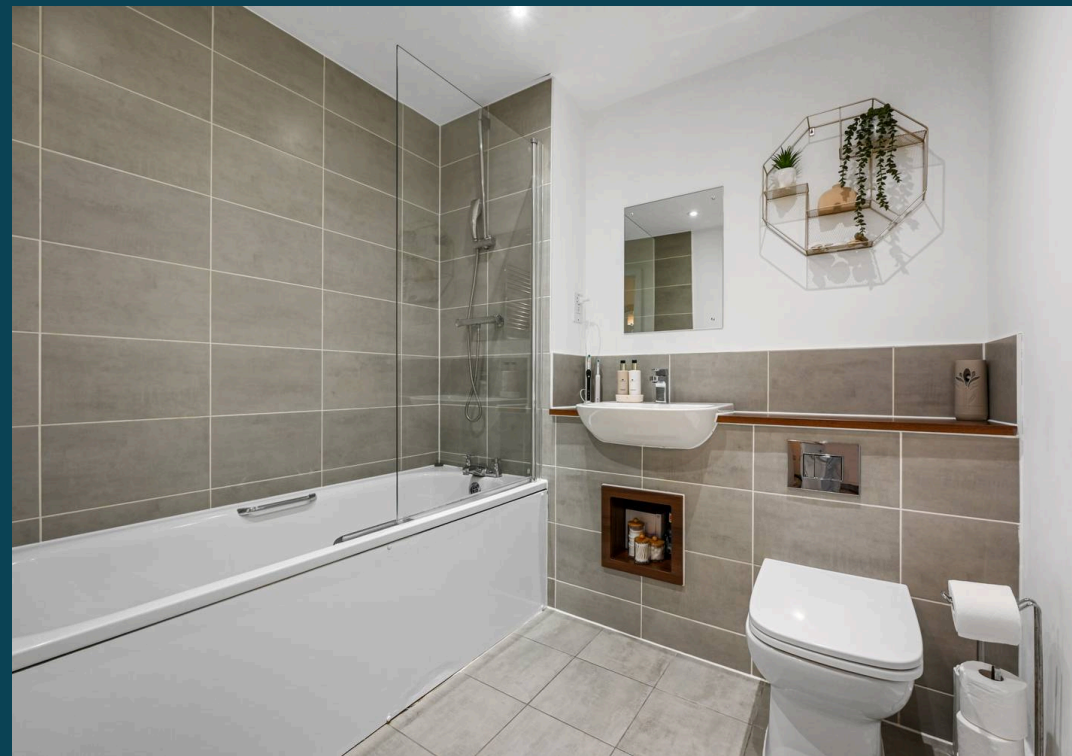
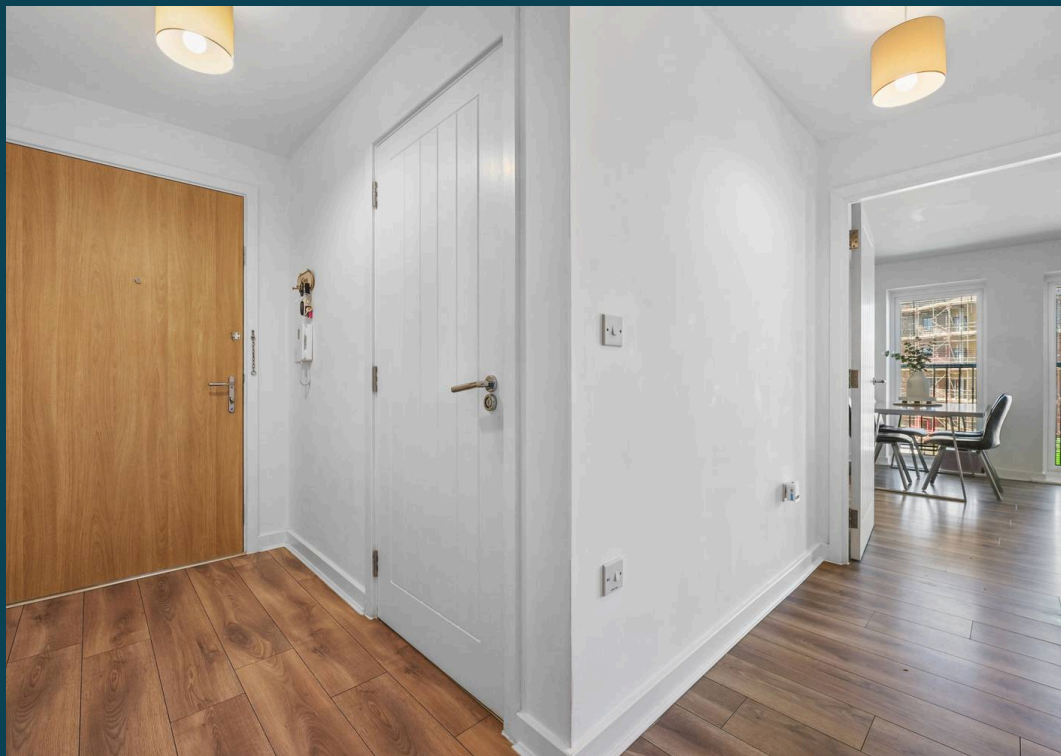
Total monthly payment excluding rent: £136.13

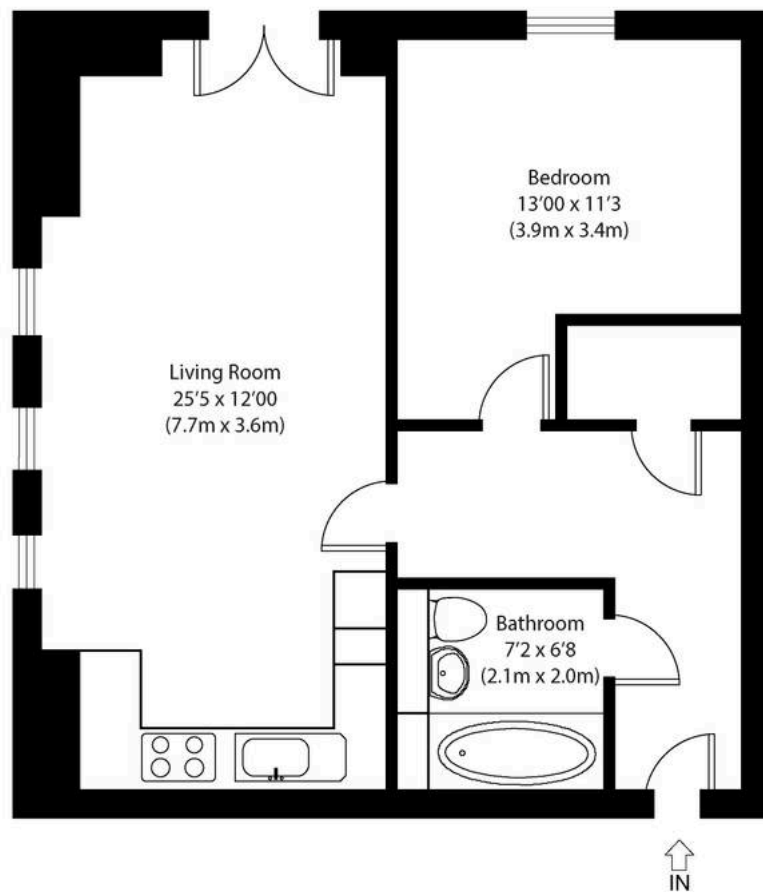
* These payments will be reviewed on an annual basis (1st April each year).











Second Floor
Approximate Gross Internal Area
600 sq ft (56 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk





Nested Chelmsford

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