

# HOME



**Springfield**  
**Guide Price £125,000**  
**2-bed second floor apartment**

## Azalea Court

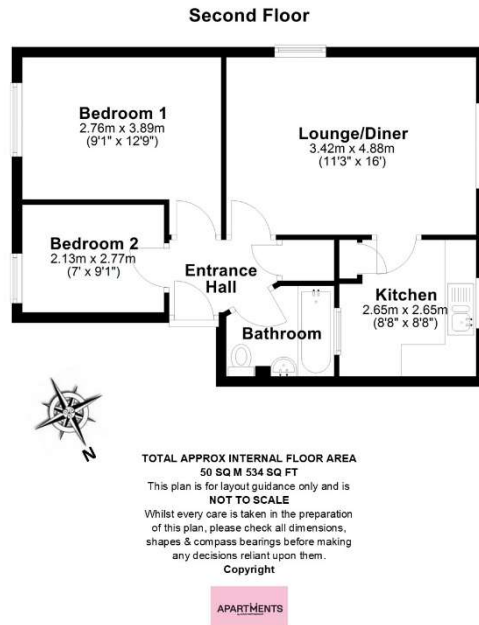
A two bedroom top floor flat situated in an established location and offered for sale cash buyers only with no onward chain. The accommodation comprises an entrance hall with a door leading to a good sized lounge. Leading of the lounge is a kitchen which will need re fitting. In addition there are two bedrooms and a bathroom WC. The property occupies communal gardens and whilst there is no allocated parking there is communal parking available. The property is double glazed throughout. The sellers are for sale at a Guide Price considered less than the market value due to the remaining lease term. Overall, this flat is a fantastic opportunity for anyone looking to expand their investment portfolio.

Located approximately two miles from Chelmsford station, this property provides great access to public transportation for commuters. Additionally, the apartment is in close proximity to the A12, making it easy to travel by car. Chelmsford itself offers a range of local amenities, including shops, restaurants, and entertainment options. The city centre has a vibrant atmosphere with markets, cafes, and historic sites to explore. For outdoor enthusiasts, there are parks and green spaces to enjoy, such as Central Park and Hylands Park. Overall, Chelmsford is a lively and dynamic city with something for everyone. Whether you're looking to shop, dine out, or simply relax in a peaceful setting, you'll find plenty to do in this charming Essex town.

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

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

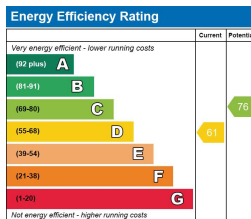
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)



**Features**

- CASH BUYERS ONLY
- Top floor apartment
- Two bedrooms
- Residents parking
- Close to a range of local amenities
- 2 Mile walk to Chelmsford station
- Great access to the A12
- Lease length 49 years
- Communal gardens

**EPC Rating**



**Leasehold Information**

Tenure: Leasehold

Band B is the council tax band for this property with an annual amount of £1,750.14

Lease length: 99 years from 25/12/1977, expiring on 24/12/2076. There are 49 years remaining.

Ground rent: £65 pa rising to £120 pa annum in 2043

Service charge: From 1/4/2026 to 31/3/2027 the service charge is £1742.71. The service charge is reviewed annually.

**The Nitty Gritty**

As an integral part of the community, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will 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.

