

HOME



Chelmsford
Offers in excess of £175,000
1-bed maisonette

Wood Street

Step into this cosy 1 bedroom maisonette in Chelmsford, perfect for a first time buyer looking for a convenient living. Upon entering, you are greeted by a porch for coats and shoes followed by a bright and spacious living/dining area, ideal for relaxing or entertaining guests with the kitchen just off to the side supplying up to date appliances and ample storage space. The bedroom to the rear offers a peaceful retreat at the end of a long day. Outside, you will find allocated parking for one car, ensuring you always have a convenient place to park. With a long lease of 117 years, you can enjoy peace of mind knowing that this property is a sound investment.

Located just 0.3 miles from Tesco superstore, you have all the amenities you need right at your doorstep. A short 6-minute drive takes you into the bustling town centre, while Moulsham street is just 0.7 miles away, offering a variety of shops, restaurants, and entertainment options. If you enjoy the outdoors, Oaklands park is just a short walk away, perfect for a leisurely stroll or a morning jog. With easy access onto the A12, commuting is a breeze, whether you're heading into town or further afield.

Don't miss out on this fantastic opportunity to own a charming maisonette in a prime location. Schedule a viewing today and make this dream home a reality!

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

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

Ground Floor



TOTAL APPROX INTERNAL FLOOR AREA
36 SQ M 382 SQ FT

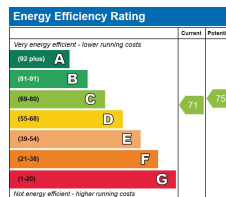
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this
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APARTMENTS

Features

- 0.3 Miles from Tesco superstore
- Allocated parking for 1 car
- Long lease of 117 years
- Approximately a 6 minute drive into the town centre
- 0.7 miles from Moulsham street
- Close by several public houses and restaurants
- A short walk from Oaklands park
- Easy access onto the a12
- Gas central heating
- PERFECT FOR FIRST TIME BUYERS

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 125 year lease commencing 01/04/2019. There are 117 years remaining

Service Charge: For the period of 01/01/26 - 31/12/26 the service charge is £2,141 The service charge is reviewed annually.

Ground Rent: £200 per annum. Rent reviewed on the 1st of January. Increases every 25 years with the next date being 01/04/2044

Council Tax: Band B is the council tax band for this property with an annual amount of £1,686.09

The Nitty Gritty (The X Factor Edition)

As an integral part of the community, we've had a front-row seat to some truly outstanding professionals. Over time, we've learned who hits the high notes when it comes to getting the job done right. Just like behind the scenes of a great show, a few of the professionals we recommend (certainly not the majority) may occasionally pay us a referral fee of up to £200. Rest assured, you're under absolutely no obligation to use anyone we recommend — the choice is entirely yours.

If your offer on one of our properties gets the golden buzzer and you proceed to purchase, there will be a small administration charge of £36 (including VAT) per person. This non-refundable fee covers the completion of our Anti-Money Laundering identity checks, ensuring everything stays in tune with legal requirements.

