

# HOME



**Chancellor Park**  
**£255,000**  
**2-bed first floor apartment**

## Abell Way

This modern first floor apartment in Chelmsford is a fantastic opportunity for anyone looking to buy a property in the suburbs of this bustling city. The property features double glazed uPVC sash windows and gas radiator central heating, providing a comfortable living environment year-round.

The apartment boasts excellent storage throughout, including a fitted double wardrobe in the master bedroom. The lounge is spacious and bright, offering a great space to relax and unwind. The separate kitchen has been modernised and includes all necessary appliances, making it a functional and attractive space for cooking. The bathroom has also been modernised, providing a clean and contemporary feel.

One of the standout features of this property is the allocated parking space, providing convenience and peace of mind for residents. Additionally, the property is available to buy at 75% shared ownership, with zero rent to pay on the balance, making it an affordable option for first-time buyers or those looking to get on the property ladder.

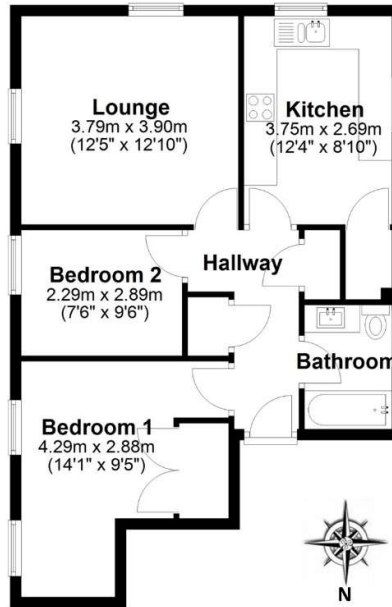
Chelmsford is a vibrant city with plenty to offer residents. From shopping and dining in the city centre to exploring the beautiful parks and green spaces, there is always something to do in Chelmsford.

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

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

### First Floor



TOTAL APPROX INTERNAL FLOOR AREA  
59 SQ M 637 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

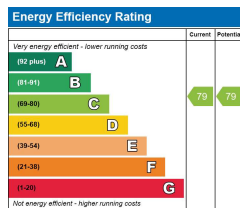
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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**HOME**

#### Features

- Excellent first floor apartment
- Double glazed uPVC sash windows
- Gas radiator central heating
- Excellent storage
- Lounge
- Modernised separate kitchen
- Modernised bathroom
- Bedroom 1 with fitted double wardrobe
- Allocated parking space
- Also available to buy at 75% shared ownership (£191,250) with zero rent to pay on balance

#### EPC Rating



#### Leasehold Information

Tenure: Leasehold

Lease: 125 year lease from 29/9/2002.  
There are 102 years remaining.

Service Charge: From 01.04.2025 to 31.03.2026 the service charge is £2,506.56 and is paid in monthly installments of £208.88.

Ground Rent: £52 per annum. There is no review date

Council Tax: The Council tax for this property is band C with an annual amount of £1,983.04.

#### 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.

