

APARTMENTS

by HOME PARTNERSHIP



Chelmsford
Guide Price £230,000 - £240,000
1-bed ground floor apartment

Hardy Close

This ground floor maisonette is set within a highly desirable modern development in the heart of Chelmsford and is an outstanding opportunity for first-time or investors alike. The property instantly impresses with a bright and spacious open planned living/kitchen room that offers both comfort and space to entertain, while the modern fitted kitchen has been finished to a high standard with sleek cabinetry, integrated appliances, and generous worktop space. There is a double bedroom and stylish bathroom finished with modern fittings and clean contemporary design. This home also includes a long remaining lease term and allocated parking space.

Ideally situated for commuter buyers as the railway station is 0.4 mile walk away with a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The High Street is also just a short walk away through Central Park which is packed full of places to shop, eat and drink and also leads to the vibrant Bond Street area where you will find an array of river fronted restaurants, designer outlets, a John Lewis store and an Everyman cinema.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk



TOTAL APPROX INTERNAL FLOOR AREA
55 SQ M 589 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.

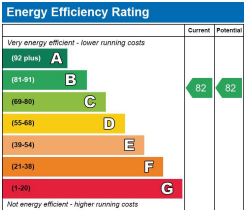
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Features

- Long remaining lease term
- Ground floor maisonette
- Allocated parking space
- 0.4 mile from Chelmsford railway station
- Popular modern development
- Underfloor heating
- Bright and spacious Living area
- Fitted & modern kitchen
- 0.1 Mile from Central Park
- Ideal for first time buyers or investment purchase

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 999 year lease commencing 1 January 2018 . There are 992 years remaining

Service Charge: For the period of 25/03/2026 - 24/03/2027 the service charge is £1,639 The service charge is reviewed annually.

Ground Rent: Peppercorn

Band C is the council tax band for this property with an annual amount of £1,926.96.

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.

