

APARTMENTS

by HOME PARTNERSHIP



Chelmsford
£220,000
1 bed apartment

Regina Road

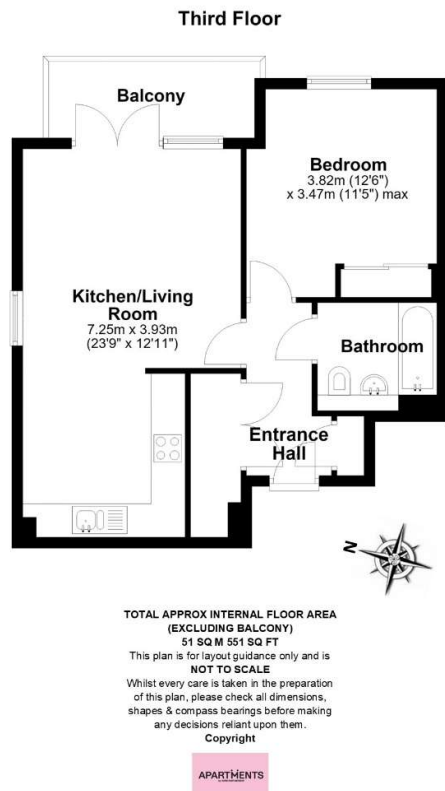
Positioned within one of Chelmsford's most convenient modern developments, this stylish apartment is an ideal first purchase or investment opportunity. Beautifully presented throughout, the property offers bright, contemporary living with an open-plan feel, complemented by a balcony. The apartment further benefits from a video entry system, lift access to all floors, and the reassurance of a long lease with peppercorn ground rent, providing both practicality and long-term peace of mind.

Location is where this home truly excels. Chelmsford Railway Station is just a 0.4-mile walk away, making commuting into London straightforward, while the vibrant city centre is within easy reach. Riverside Ice & Leisure Centre, Riverside Retail Park and Bond Street are all just a short stroll away, offering everything from gyms and supermarkets to independent cafés, restaurants, bars and well-known high street brands. Whether you're grabbing a coffee before work, meeting friends for dinner or enjoying a weekend of shopping, everything you need is close by.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

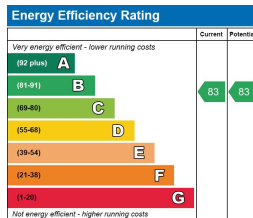
Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370



Features

- 0.4 miles to Chelmsford Train Station
- Stones throw from Riverside gym
- Moments walk to Riverside retail park
- Balcony
- Video entry phone system
- Lift access to all floors
- Built with a 999 year lease in 2019
- Peppercorn ground rent
- Short walk to Chelmsford Train Station
- Ideal first time purchase or investment giving an approx. 6.03% net rental yield

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: 999 years from 1/8/2019, expiring on 31/7/3018 with 993 years remaining

Service Charge: For the period of 01.04.2026 to 31.03.2027 the service charge is £1,119.56. 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 (Tennis Edition)

Like any Championship-winning team, we've spent years building trusted partnerships with the very best professionals in the local property market. Whether it's a solicitor, mortgage adviser or surveyor, every recommendation we make has earned its place on our Centre Court. We believe they'll help keep your move on serve, returning any challenges with professionalism and ensuring the process is as smooth as a perfectly played rally.

Occasionally, a small number of the professionals we recommend (certainly not the majority) may pay us a referral fee of up to £200. Rest assured, this never influences who makes our line-up, and you're under absolutely no obligation to use any third party we recommend.

Should your offer on one of our properties be accepted and you proceed with the purchase, a non-refundable administration fee of £36 (including VAT) per person is payable to complete the required Anti-Money Laundering identity checks. Think of it as the final line call before match point—an essential step in ensuring everything is in order before you take ownership of your new home.

