



**Wells Crescent, Viaduct Road, Chelmsford CM1 1GR**

**welcome to**

**Wells Crescent Viaduct Road, Chelmsford**

\*\*\*33% SHARED OWNERSHIP\*\*\* Situated in Chelmsford City Centre is this two-bedroom apartment. The property is being offered with NO ONWARD CHAIN and benefits from allocated parking and large open plan living. Early viewings are advised

**Agents Note:**

Lease: 99 years from 1 November 2007

Lease: 83 years remaining (vendors renewing lease to 99 years upon completion)

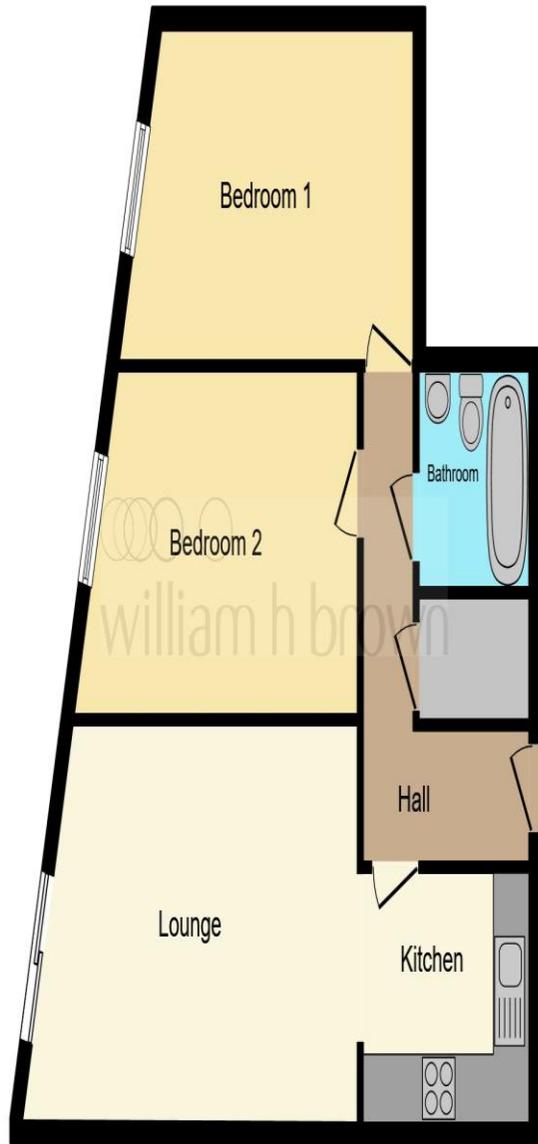
Current Ground Rent: NIL

Service Charge - £177.40 PCM

Reserve fund - £64.07 PCM

Management Fee - £23 PCM

Rent (applicable to share): £364.94 PCM



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

## Wells Crescent Viaduct Road, Chelmsford

- Two bedrooms
- Allocated underground parking
- NO ONWARD CHAIN
- 33% Shared ownership
- City centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2128.80

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£80,000**



**view this property online** [williamhbrown.co.uk/Property/CHE116129](http://williamhbrown.co.uk/Property/CHE116129)



Property Ref:  
CHE116129 - 0002

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