

# HOME



**Old Moulsham**  
**£340,000**  
**2-bed ground floor apartment**

## Hall Street

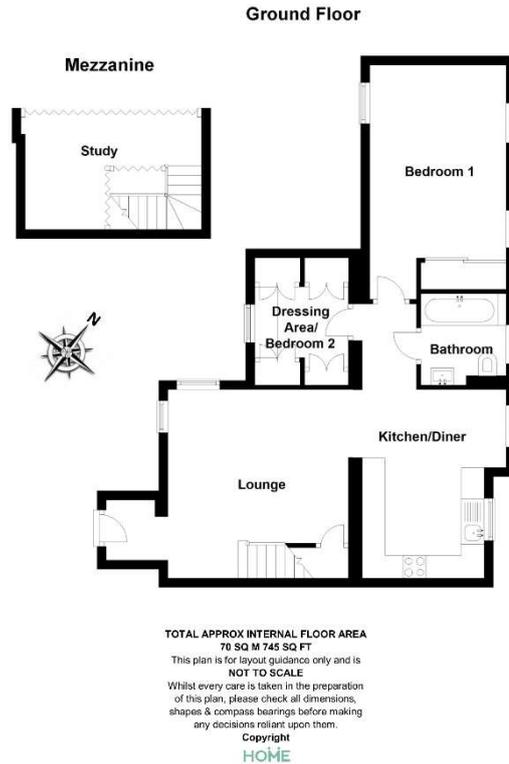
A fantastic opportunity to live within this beautiful, gated development, Alfred Mews. The property, which is offered with no onward chain, boasts various character features throughout whilst still keeping a luxury feel within the quality of the décor and the design of the apartment. Access to the property is via a communal entrance. You are welcomed by a porch area before entering an open, bright and airy lounge/diner with stairs to a unique and stylish mezzanine space overlooking the lounge. The kitchen boasts integrated appliances including a fridge freezer, washing machine and dishwasher. The master bedroom is an astonishing 10' 1" x 16' 9" (3.07m x 5.11m) and already has integrated wardrobes. The second bedroom is most effectively used as a dressing room to best utilise the integrated wardrobes and dressing table within the room. Further benefits of this particular property include the convenience of allocated parking, gas central heating via radiators and the use of a shared communal garden.

The apartment forms part of the former iconic Marconi works building and is ideally located within the sought after Old Moulsham area of Chelmsford. It is a short walk to Moulsham Street shops, bars and restaurants plus ideal as close to Central park which is very popular with office workers and local residents. Within a 0.6 mile walk is the train station with appx 36 minute commute to London Liverpool Street.

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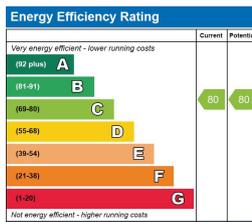
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)



**Features**

- 0.6 mile walk to Chelmsford Station
- Re-decorated and comprehensively refreshed
- Bespoke converted apartment
- Unique mezzanine level overlooking living room
- Generously sized master bedroom
- City Centre location
- Gated development with allocated parking
- Short stroll to Moulsham Street
- Converted apartment
- No onward chain

**EPC Rating**



**Leasehold Details**

Tenure: Leasehold

The Council tax band for the property is Band C with an annual amount of £1926.96

Lease length: The property was built with a 999 year lease from 01/01/2014 and expires on 31/12/3013. There are 987 years remaining.

Ground rent: Peppercorn

Service charge: £1,665.97 for the period 01/01/2024 - 30/06/2024. We are currently awaiting the latest service charge invoice. The service charge is reviewed annually.

**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.

