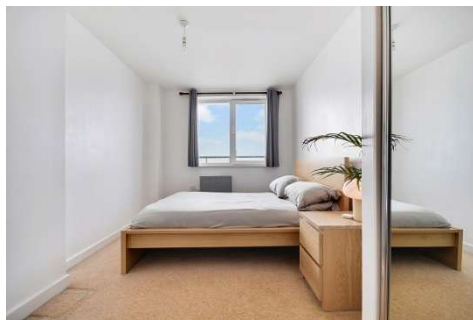


# HOME



**Chelmsford**  
**Offers Over £160,000**  
**1-bed eighth floor apartment**

## Marconi Plaza

Located in the heart of Chelmsford City Centre is this well presented and modern one double bedroom apartment. The property, placed on the eighth floor, boasts a clean and tidy white tiled bathroom suite, double bedroom with fitted wardrobes and an open style lounge/diner with a kitchen jutting off to the side. Within the kitchen there is a fitted fridge/freezer, dishwasher, washing machine, microwave and oven with a hob. The development promotes a secure phone entry system, concierge service available Monday-Friday and it's very own residents gym! There is also a secure underground allocated parking space.

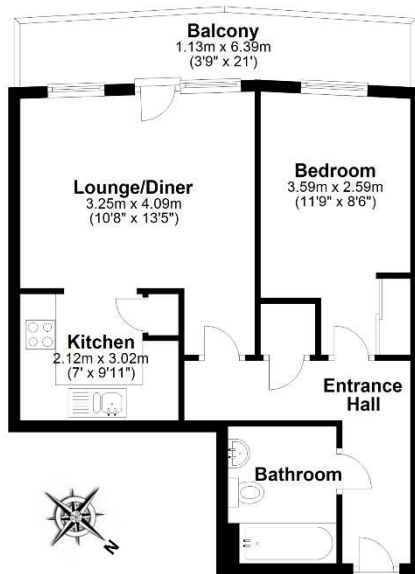
Kings Tower offers a wide variety of nearby shops, eateries and places to drink as you are spoilt for choice with 3 well populated shopping centres, a high street full of different attractions and a local parade of shops surrounding the bus station beneath Kings Tower. With the train station being opposite, you are able to commute to London incredibly conveniently Chelmsford Station connects to London Liverpool Street with approximately a 36 minute journey time.

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

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

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

**Eighth Floor**



**TOTAL APPROX INTERNAL FLOOR AREA**  
46 SQ M 492 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.

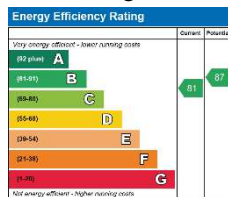
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HOME

**Features**

- 8th floor apartment
- Excellent buy to Let net yield at 4.82%
- All white bathroom suite
- Short walk to local amenities
- No onward chain
- 2 minute walk to Chelmsford station
- 21ft balcony
- Residents gym & concierge service
- City centre apartment
- Secure underground parking

**EPC Rating**



**Leasehold Information**

Band C is the Council Tax band for this property and the annual council tax bill is £1660.00

Lease length: 153 years remaining and new from September 26th 2008 up to and including March 31st 2161.

Ground rent: £240 per annum and increases every 25th anniversary of the term and calculated with the following formula;  $R = (P \times 0.12\%) + (Q \times 0.06\%)$  where R is the annual rent rounded up or down to the nearest whole pound, P is the Premium or £200,000 (Whichever is the lesser amount) and Q is equal to the amount by the which the Premium exceeds £200,000 is the Premium is more than £200,000 but otherwise has no value.

**The Nitty Gritty**

Tenure: Leasehold

Service charge: For 01/04/2025 to 31/03/2026 is £2,478.60. It is paid twice per year on: 1/4, 1/10 respectively.

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.

