

APARTMENTS

by HOME PARTNERSHIP



Old Moulsham
£220,000
2-bed first floor apartment

Lynmouth Avenue

This well-presented two bedroom first floor apartment is being offered for sale with no onward chain and is positioned in the highly sought after Old Moulsham area. Inside, there is an open-plan living area that flows into the kitchen, creating an excellent space for entertaining. A particular highlight is having your own private balcony accessed directly from the lounge with the balcony facing south and windows facing south west. There are also two double bedrooms, a bathroom and walk in wardrobe off the entrance hall. Outside, there is an gated entrance for residents leading to an allocated parking space

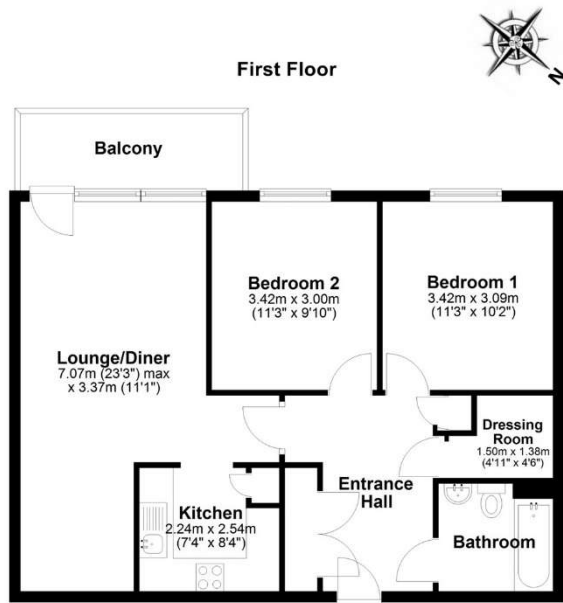
Ideally situated, Chelmsford High Street is just a 0.3-mile walk away, offering an excellent range of shops, restaurants, and amenities, while Chelmsford Station is approximately 0.8 miles from the property, providing direct services into London Liverpool Street. Residents can also enjoy nearby river walks and green open spaces.

Please note that remedial fire safety works are currently being undertaken to the building and are expected to continue for approximately one year. These works are not having any impact on the current service charge costs.

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
(EXCLUDING BALCONY)**
68 SQ M 736 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.

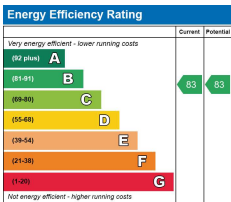
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Features

- No onward chain
- Long lease
- Balcony off the lounge
- 0.8 Mile walk to Chelmsford Station
- Allocated parking
- A stones throw Moulsham Street & the High Street
- Lift & stairs to all floors
- Near by river walks
- Also available under a 40% share of ownership
- More details available

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 250 year lease commencing 01/01/2012. There are 235 years remaining

Service Charge: For the period of 01/01/26 - 31/12/26 the service charge is £2469. The service charge is reviewed annually.

Council Tax: Band D is the council tax band for this property with an annual amount of £2,167.83.

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.

