

APARTMENTS

by HOME PARTNERSHIP



Chelmsford
Guide Price £325,000
2-bed first floor apartment

Wharf Road

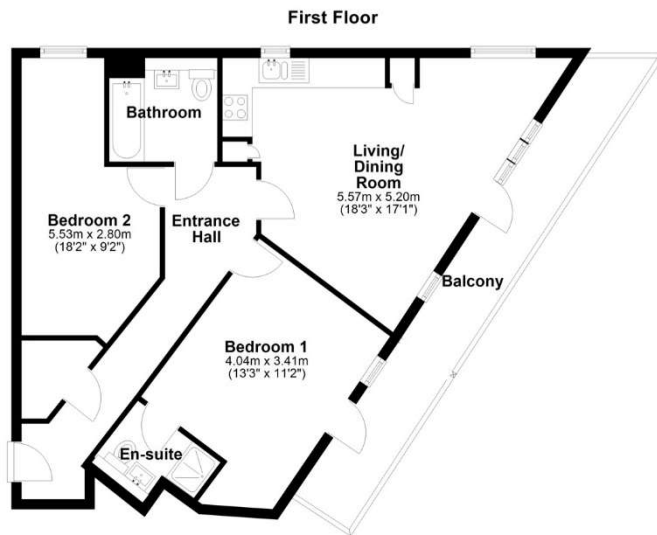
Welcome to this stunning riverside apartment offering luxurious living in one of Chelmsford's most desirable locations. Boasting spectacular river views from an impressive private balcony, this exceptional two double bedroom, two bathroom home has been beautifully designed in an upmarket waterside setting that's close to city centre amenities and local nature alike.

Internally, the property offers a sleek open-plan living and kitchen area, finished to a high standard and flooded with natural light throughout. Large doors open directly onto the expansive 31ft balcony that extends to the length of the apartment creating an incredible entertaining space whilst perfectly framing the uninterrupted river views. Both bedrooms are generous doubles, with the master benefitting from a stylish en-suite bathroom and access onto balcony, whilst the second bathroom is equally well-appointed and finished with a modern touch. The apartment benefits further include allocated parking, visitor permit, EV bays, gas central heating, a secure entrance system, and six years remaining on its NHBC warranty – providing an extra piece of mind.

Chelmsford
11 Duke Street
Essex CM1 1HL

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TOTAL APPROX INTERNAL FLOOR AREA

73 SQ M 785 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.

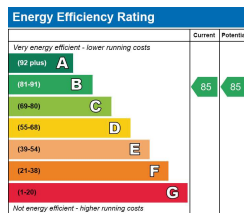
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Features

- Large 31-ft long balcony with exceptional river views
- Two double bedrooms
- Long remaining lease term
- Short walk into the City centre, shops, and amenities
- Excellent transport links
- River walks virtually on your doorstep
- Allocated parking in garage and visitor permit
- Open plan living/kitchen
- Security entrance system
- 6 years remaining on the NHBC warranty

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 125 year lease commencing 01/01/2021. There are 120 years remaining

Service Charge: The service charge is £1,433. The service charge is reviewed annually.

Ground Rent: Peppercorn

Council Tax: D

The Nitty Gritty (UP Edition)

Just like Carl and Russell setting off on a grand adventure, we've spent years getting to know the very best people to help along the journey! If we recommend a professional to you, it's because we truly believe they'll help your move float along as smoothly as a house carried by balloons.

From time to time, a small number of the businesses we recommend (though certainly not most of them) may pay us a referral fee of up to £200. Rest assured, you are under absolutely no obligation to use any third party we suggest.

And before your adventure officially takes off - if your offer on one of our properties is accepted and you proceed with the purchase - there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

