

# HOME



**Chelmsford**  
**£225,000**  
**1-bed second floor apartment**

## Regina Road

This modern apartment for sale in Chelmsford offers convenience and comfort in the heart of the city. Just a short 0.4 mile walk to Chelmsford Train Station, residents have easy access to London and beyond, making this an excellent location for commuters.

The property is also close to Riverside Ice and Leisure, perfect for those looking to stay active or enjoy a fun day out with family and friends. Additionally, Riverside retail park is just a short walk away, offering a variety of shops, restaurants, and entertainment options. Bond Street is also within close proximity, providing even more shopping and dining opportunities. The apartment features a Juliet balcony overlooking the front, perfect for enjoying a morning coffee or evening sunset.

Built with a 999 year lease and peppercorn ground rent, this property offers modern amenities and a secure investment for the future. The video entry phone system, lifts, and stairs to all floors provide added convenience and security for residents.

Chelmsford itself offers a vibrant city centre with plenty of things to see and do. From historic sites such as Hylands House and Park to shopping at High Chelmer Shopping Centre, there is something for everyone in this bustling city.

**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)

Second Floor



TOTAL APPROX INTERNAL FLOOR AREA

44 SQ M 478 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.

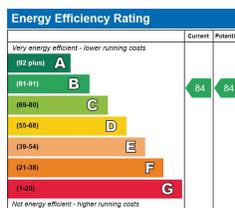
Copyright

HOME

Features

- 0.4 miles to Chelmsford Train Station
- Close proximity to Riverside Ice and Leisure
- Moments walk to Riverside retail park
- 0.3 miles to Bond Street
- Juliet balcony overlooking the front
- Video entry phone system
- Lifts and stairs to all floors
- Built with a 999 year lease in 2019
- Peppercorn ground rent
- Ideal first time purchase or investment

EPC Rating



Leasehold information

Tenure: Leasehold

Lease: 999 years from 1/8/2019, expiring on 31/7/3018 with 993 years remaining.

Service Charge: For 01/04/2024 - 31/02/2025 the service charge amount was £902.13. For 01/04/25 - 31/03/26 the amount is £1,054.75. This is reviewed annually and half yearly.

Ground Rent: Peppercorn

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.

