

HOME



Chelmsford
£180,000
1-bed ground floor apartment

Rookes Crescent

Perfect for first-time buyers, young professionals or commuters alike, this immaculate ground floor apartment offers stylish, low-maintenance living within “The Village” development, ideally positioned just outside of Chelmsford City Centre. Presented in excellent condition throughout, the property benefits from an extended lease completed in 2022, providing added peace of mind for years to come.

Internally, the apartment features a bright and well-kept living space, a spacious double bedroom and a modern kitchen and bathroom, all complemented by electric heating and uPVC double glazed windows throughout. The property also benefits from a secure phone entry system, creating both convenience and security for residents. Externally, there is residents parking available along with access to beautifully maintained communal gardens and green spaces, ideal for enjoying the outdoors during the warmer months.

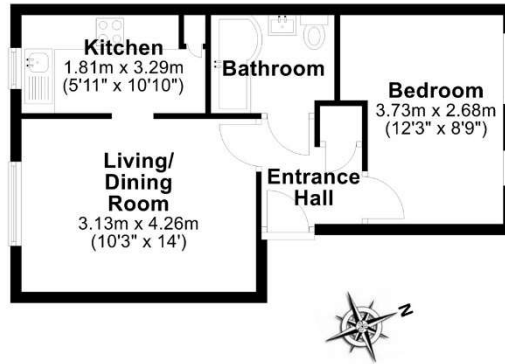
Location is another standout feature of this superb apartment. Chelmsford Station is approximately just a 1-mile walk away, making it an ideal choice for London commuters, while the vibrant and highly sought-after Moulsham Street is only around 0.8 miles away, offering an excellent selection of independent cafés, bars, restaurants and local shops.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

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Ground Floor



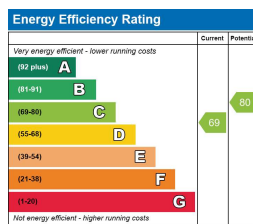
TOTAL APPROX INTERNAL FLOOR AREA
38 SQ M 414 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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APARTMENTS

Features

- Lease extended in 2022
- 1 mile walk to Chelmsford station
- Close to a range of local amenities
- Secure phone entry system
- Ground floor apartment
- uPVC double glazed windows
- 0.8 mile walk to Moulsham Street
- Residents parking
- Communal gardens/parks
- Electric heating

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 105 year lease commencing 22/02/22. There are 101 years remaining

Service Charge: For the period of 01/11/2025 to 31/10/2026 the service charge is £1,955.50. The service charge is reviewed annually.

Ground Rent: £125 per annum. The ground rent is reviewed every 10 years, the next review date is 22/02/2032.

Council Tax: Band B is the council tax band for this property with an annual amount of £1,686.09

The Nitty Gritty (Big Bang Theory Edition)

As part of the community, we've carried out a suitably "scientific" process to identify the best professionals for the job. If we recommend someone, it's in good faith that they'll keep things running as smoothly as possible.

For transparency (because even Sheldon would insist), a small number of these parties—though certainly not the majority—may occasionally pay us a referral fee of up to £200. The choice, however, is entirely yours, and you're under no obligation to use anyone we suggest.

If your offer on one of our properties is accepted and you proceed, there's an administration charge of £36 (inc. VAT) per person to complete Anti-Money Laundering checks. This fee is non-refundable—much like a firmly held scientific conclusion.

