

# APARTMENTS

by HOME PARTNERSHIP



**Beaulieu Park**  
**£215,000**  
**2-bed top floor apartment**

## Burnell Gate

This two bedroom top floor apartment is the perfect opportunity for a first-time buyer or someone looking to downsize. The property offers two double bedrooms, one bathroom, and a spacious lounge with french doors to a juliet balcony. There is an open plan kitchen with a range of base and wall units. The apartment boasts gas radiator central heating and comes with an allocated parking space.

This apartment is being sold with no onward chain, making it an ideal purchase for those looking for a hassle-free buying process. Whether you are a first-time buyer, investor, or downsizer, this property offers a blend of convenience, comfort, and modern living in a desirable location.

Situated in the highly regarded Beaulieu Park development, this property is well located with excellent transport links and a strong community ethos. The area is well-served by outstanding local schools, attractive open spaces, and an array of amenities that cater to everyday family life and leisure pursuits alike. Commuters will appreciate the easy access to major road networks and rail connections with Beaulieu station just a short walk away or short drive or bus journey to Chelmsford railway station which offers a more extensive timetable.

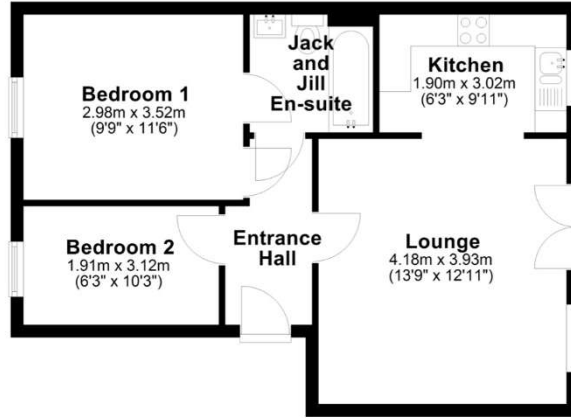
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Second Floor



TOTAL APPROX INTERNAL FLOOR AREA  
47 SQ M 509 SQ FT

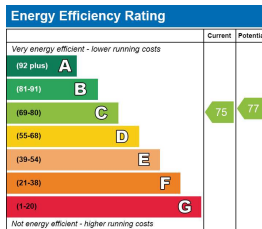
This plan is for layout guidance only and is NOT TO SCALE  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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APARTMENTS

Features

- No onward chain
- Top floor apartment
- Allocated parking space
- Good access to A12, A130 & M25
- Lounge with open plan Kitchen
- Two double bedrooms
- Gas radiator central heating
- Approx 10 minute walk to Beaulieu station
- Ideal first purchase
- Sought after location

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 125 year lease commencing 1/1/2001. There are 99 years remaining

Service Charge: For the period of 1/7/2025 – 30/6/2026 the service charge is £1315.77. The service charge is reviewed annually.

Buildings Insurance 1/1/26-31/12/26 is £818.91

Ground Rent: £300 per annum. The rent is reviewed every 25 years in line with the capital value.

Council Tax: Band C is the council tax band for this property with an annual amount of £1,965.28.

The Nitty Gritty (Cinderella edition)

As a cherished guest in our little corner of the kingdom, we've come to know a number of trusted professionals worthy of a royal recommendation. Much like Cinderella's helpful companions on the journey to the ball, these are people we believe can help make the process feel far smoother, calmer, and a touch more magical.

Should we introduce you to one of these trusted parties, it will always be in good faith and with every hope that your property journey glides along as effortlessly as a pumpkin carriage at midnight. From time to time, a small number of those we recommend (though certainly not the majority) may provide us with a modest referral fee of up to £200 as a token of appreciation. However, the choice remains entirely yours, and you are under no obligation to use any third party we suggest.

If your fairytale continues with a successful offer accepted on one of our properties, and you proceed towards your happily ever after, there is an administration charge of £36 inc. VAT per person (non-refundable) to complete the required Anti Money Laundering Identity checks – because even fairy godmothers appreciate a little paperwork before the clock strikes midnight. Laundering Identity checks.

