

# APARTMENTS

by HOME PARTNERSHIP



**Chelmsford**  
**£220,000**  
**2-bed top floor apartment**

## Baker Street

This top floor apartment is beautifully presented throughout and is situated perfectly for commuters being situated in the heart of the City and walking distance to the railway station. Inside, there is a bright and spacious lounge, a separate kitchen, two bedrooms and bathroom. Outside, there is the use of a communal garden and on road permit parking is also available for residents. The sellers are also marketing with a lease extension upon completion.

Perfectly positioned for convenience, the apartment is located just 0.6 miles walking distance from Chelmsford Train Station, providing direct services into London Liverpool Street, making it ideal for commuters. The ever-popular Moulsham Street is only 0.4 miles away and offers a great mix of independent eateries, bars, coffee shops, and boutique retailers, giving the area a vibrant and cosmopolitan feel.

For those who enjoy outdoor living, Central Park is within easy walking distance and provides beautiful open green spaces, riverside walks, sports facilities, and relaxing parkland right on your doorstep. Chelmsford city centre itself offers an excellent range of shopping, entertainment, and leisure amenities, alongside highly regarded schools and superb transport connections.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Second Floor



TOTAL APPROX INTERNAL FLOOR AREA  
51 SQ M 554 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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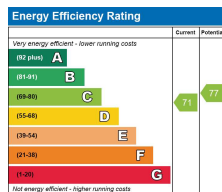


APARTMENTS

### Features

- Lease extension upon completion
- Gas central heating
- Spacious lounge
- Separate kitchen
- 0.6 Mile walk from Chelmsford train station
- 0.4 Mile to Moulsham street
- Walking distance of Central Park
- Residents permit parking
- A stones throw of Virgin gym
- Ideal first time or investment purchase

### EPC Rating



### Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 125 year lease commencing 16/08/1985. There are 84 years remaining

Service Charge: For the period of 01/04/2026 - 31/03/2027 the service charge is £958. The service charge is reviewed annually.

Ground Rent: £10 per annum fixed.

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

### The Nitty Gritty (Alice in Wonderland edition)

Down the rabbit hole of property dealings, we've wandered far and wide and made the acquaintance of some most curious and capable professionals. Should we point you toward one of them, you may trust it is done in the sincerest spirit—that your journey shall be as smooth as the Queen's croquet lawn (on a good day, of course). Now and then, a select few of these characters—though certainly not the majority—may offer us a small token of appreciation, no greater than £200, for the introduction. But pray, feel no obligation to follow any path we suggest; you are quite free to choose your own adventure.

Should you, in the most delightful turn of events, have your offer accepted on one of our enchanting properties and decide to proceed, there is a modest administration fee of £36 (including VAT) per person. This is required to complete the necessary Anti-Money Laundering identity checks—important business, even in Wonderland—and, like many curious things, it is non-refundable.

