

# HOME



**Chelmsford**  
**£250,000**  
**1-bed maisonette**

## Upper Bridge Road

A beautifully presented and well-maintained duplex maisonette situated in the heart of Old Moulsham, offering approximately 834 sq.ft. of versatile accommodation and perfectly suited to first-time buyers or investors alike. Arranged over two floors, the property provides spacious and flexible living accommodation with the potential to be easily converted into a two-bedroom home if desired.

Ideally positioned just 0.5 miles' walk from Chelmsford railway station and only 0.6 miles from Chelmsford city centre, the property enjoys excellent access to a wide range of amenities, shopping, and transport links. Moulsham Street, renowned for its independent shops, cafés, bars, and restaurants, is also within a short 0.5 mile walk, while Central Park can be reached in approximately 0.2 miles, offering beautiful green open space nearby.

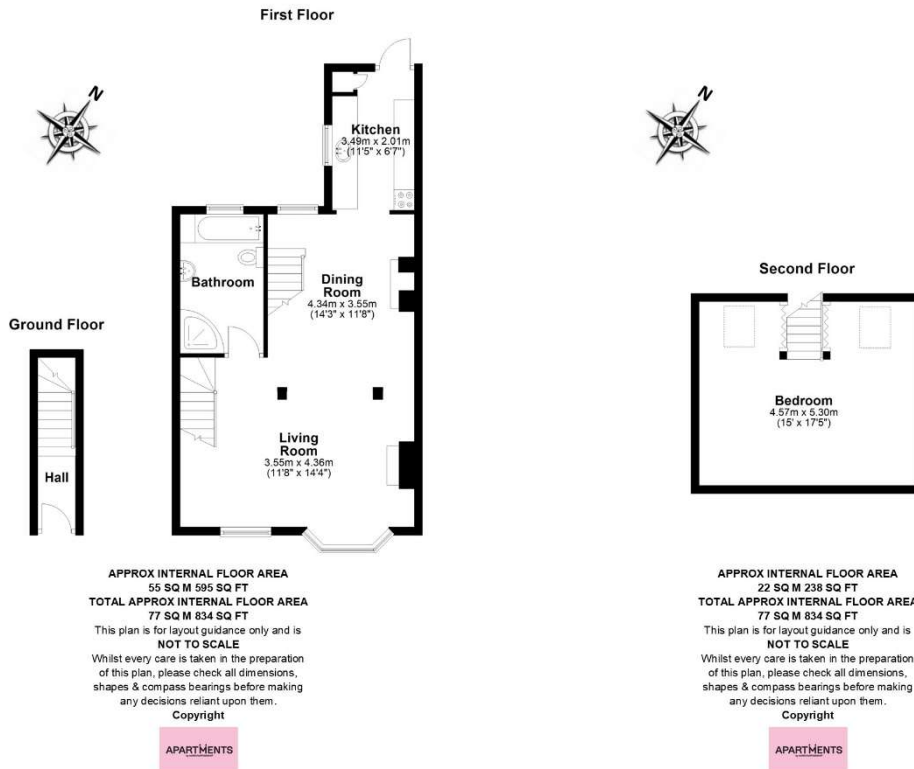
Further benefits include a private rear garden, residents' permit parking, and a modern combi boiler. Combining character, convenience, and future potential, this attractive maisonette presents an excellent opportunity to acquire a stylish home in one of Chelmsford's most sought-after locations.

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

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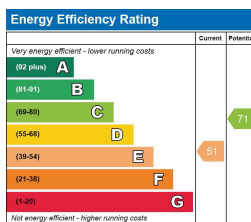
## Floor Plans



## Features

- Duplex maisonette
- 834 sq.ft of accommodation
- Private garden to the rear
- Well presented & maintained throughout
- Residents permit parking
- Ideal for first time buyers or investors
- Sought-after location
- 0.6 miles walk from Chelmsford city centre & station
- 0.5 miles walk from Moulsham Street which offers independent shops and restaurants
- Short walk to Central Park

## EPC Rating



## Leasehold Information

Tenure: Leasehold

Lease: The property has a 99 year lease commencing 05/01/2012. There are 84 years remaining

Service Charge: For the period of 01/03/2026 – 28/02/2027 the service charge is £800 which is paid half yearly. The service charge is reviewed annually.

Ground Rent: £150 per annum. Subject to increase every 33 years, next increase date will be 2045.

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

## The Nitty Gritty (Mr Bean Edition)

Right then... everything nicely in order with Teddy safely tucked under one arm, of course. As part of the local scene, we've bumped into - quite literally, at times - a number of rather excellent professionals who know exactly what they're doing. If we recommend someone to you, it's because we trust they'll help keep things running as smoothly as a seaside holiday... preferably without any unexpected detours.

Now, just a tiny detail (nothing to make a fuss about): on the odd occasion, a small handful of these recommended experts (certainly not most!) may give us a referral fee of up to £200. Think of it as a little extra for the journey. But don't worry - you're completely free to choose your own path. No pressure whatsoever.

And finally - when all goes to plan and your offer on one of our properties is accepted (marvellous!), and you proceed with the purchase, there's a £36 (inc. VAT) administration charge per person. That's for completing the Anti-Money Laundering identity checks. Non-refundable... so best to keep everything in order - no lost envelopes or runaway suitcases.

