

HOME



Chelmsford
£240,000
2-bed first floor apartment

Cavendish Gardens

This modern and well-presented ground floor apartment in Chelmsford is an ideal first-time purchase for those looking to get onto the property ladder. The property boasts two double bedrooms, making it perfect for a couple or for those who require a home office space. Being built with a 999 year lease offers security and peace of mind for the future, with the added bonus of zero ground rent.

Located in a private cul-de-sac, this apartment offers peace and tranquillity while still being within close proximity to local amenities. Chelmsford Train Station is just a 1.3 mile walk away, providing easy access into London and Colchester via the A12. The Chelmer Village retail park is also nearby, offering a range of shops, restaurants, and leisure facilities.

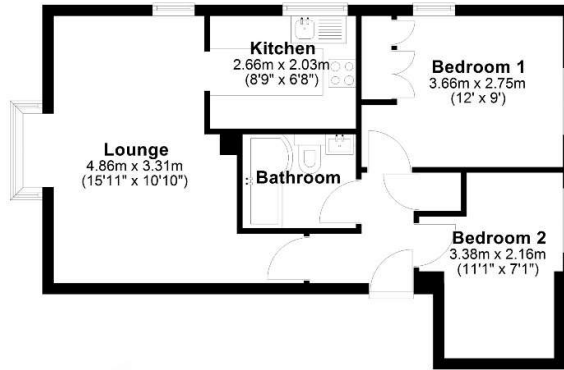
For those who enjoy staying active, the Riverside Ice and Leisure Centre is just 0.8 miles away, offering a range of sports facilities and activities. And with Asda Superstore within 1 mile, you'll have all your shopping needs covered.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

Ground Floor



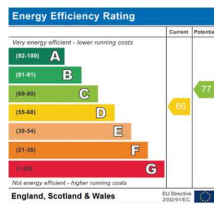
APPROX INTERNAL FLOOR AREA
 48 SQ M 521 SQ FT
 This plan is for layout guidance only and is **NOT TO SCALE**
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Features

- Two double bedrooms
- Built with a 999 year lease
- Zero ground rent
- 1.3 mile walk to Chelmsford Train Station
- Close proximity to Chelmer Village retail park
- Easy Access to A12 giving direct access into Colchester and London
- Private cul-de-sac location
- Close to local amenities
- 0.8 miles to Riverside Ice and Leisure
- Within 1 mile to Asda Superstore

EPC Rating



Leasehold Information

The Council tax band for the property is Band B with an annual amount of £1,686.09

Lease length: The property was built with a 999 year lease from 24/6/1993 and expires on 23/06/2992. There are 966 years remaining.

Ground rent: Peppercorn

Service charge: £1,056.55 for the period 01/01/2026 - 31/12/2026. The service charge is reviewed annually.

The Nitty Gritty

Tenure: Leasehold

The Nitty Gritty (Ghostbusters Edition) As fully signed-up members of the local neighbourhood (proton packs ready), we've spent plenty of time tracking down the best professionals for the job. So if we recommend someone to you, it's in good faith - because when things get tricky, you want the right team on the call list.

And speaking of call lists... who you gonna call? That part's totally up to you. While a small number of the parties we recommend (and definitely not the whole Ghostbusters crew) may occasionally pay us a referral fee of up to £200, there's no obligation to use anyone we suggest. No pressure. No paranormal coercion.

Once you've had an offer accepted on one of our properties and are ready to seal the deal, there's an administration charge of £36 per person (inc. VAT, non-refundable). This covers our Anti-Money Laundering identity checks - the essential rit that keeps everything compliant, contained, and free from unwanted surprises.

