

# HOME



**Chelmsford**  
**£230,000**  
**2-bed top floor apartment**

## Harberd Tye

This modernised top floor apartment in Chelmsford, Essex is the perfect opportunity for those looking for a stylish and convenient home. With two bedrooms and a re-fitted bathroom, this property is ideal for a small family or professional couple.

The open plan lounge and kitchen area is perfect for entertaining guests or relaxing after a long day. The lounge features a Juliet balcony and dual aspect views, allowing for plenty of natural light to flood into the space. The re-fitted kitchen is modern and well-equipped with all the necessary appliances for cooking up delicious meals.

The apartment benefits from double glazed uPVC windows and WIFI electric radiators controlled by a phone app, ensuring a warm living environment. An allocated parking space is included, as well as access to communal grounds for residents to enjoy.

Located just a 1 mile walk from Chelmsford High Street, residents of this property have easy access to a range of amenities including shops, restaurants, and leisure facilities. Chelmsford also offers a vibrant social scene, with a variety of bars, pubs, and entertainment venues to choose from.

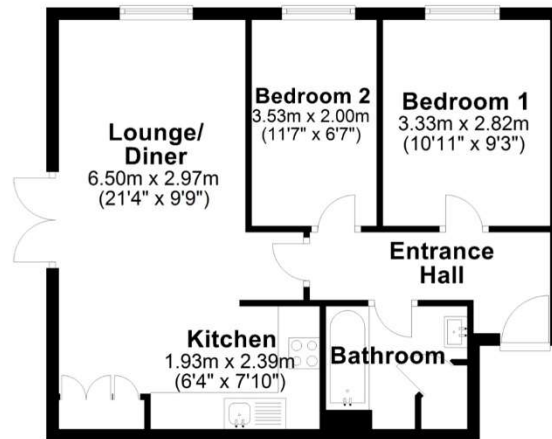
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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## Second Floor



APPROX INTERNAL FLOOR AREA  
TOTAL APPROX INTERNAL FLOOR AREA  
51 SQ M 544 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.

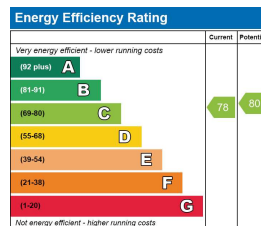
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APARTMENTS

### Features

- No onward chain
- Top floor
- Juliet balcony from dual aspect lounge
- Open plan lounge/kitchen
- Re-fitted kitchen
- Re-fitted bathroom
- Double glazed uPVC windows
- Allocated parking space
- Communal grounds
- 1 mile walk to Chelmsford High Street

### EPC Rating



### Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 155 year lease commencing 01/01/2004. There are 133 years remaining

Service Charge: For the period of 01/01/2026 – 31/12/2026 the service charge is £2176. The service charge is reviewed annually.

Ground Rent: £212 per annum. subject to review every 25 years.

Council Tax: Band C is the council tax band for this property with an annual amount of £1,981.76

### The Nitty Gritty (Basketball Edition)

As a key player in the community, we've built a strong team around us and know exactly who to pass the ball to when it matters most. If we recommend a professional, it's done in good faith - they'll help drive the process forward smoothly and keep things moving all the way to the final buzzer. From time to time, a small number of those we recommend (certainly not the majority) may pay us a referral fee of up to £200. There's absolutely no pressure - you're free to choose your own lineup.

Once you've made the winning move and had an offer accepted on one of our properties, and you're progressing with the purchase, there's an administration charge of £36 inc. VAT per person (non-refundable). This covers completing our Anti Money Laundering Identity checks - just part of keeping the game fair and above board.

