



**20 Hall Street, Chelmsford, CM2 0HG**  
**Offers in excess of £210,000**



## Some More Information

From the secure entrance door, you enter the communal hallway where stairs lead to the first floor where the communal landing gives access to the apartment.

The private entrance hall provides access to all rooms, with accommodation comprising an open plan living dining room, which has 2 windows along with a bar style worktop area linking to the kitchen.

The kitchen is fitted with a range of eye and base level cupboard inset stainless steel sink and drainer, four ring electric hob with single oven beneath, spaces for automatic washing machine and upright fridge freezer. Bedroom 1 is a large double bedroom with window to the side elevation, whilst bedroom 2 is a single room with window to the rear.

Completing the accommodation is the main bathroom comprising panel enclosed bath with shower over low level WC and pedestal wash hand basin along with an airing cupboard containing the gas central heating boiler.

## Externally

The property benefits from 1 allocated covered parking space which is accessed from Hall Street.

## Location

Located centrally within Chelmsford this property is located 0.5 miles from the centre of the City of Chelmsford and 0.7 miles to Chelmsford Mainline Railway Station.

## Lounge

## Kitchen

## Bedroom One

## Bedroom Two

## Bathroom

## Services

Council Tax Band - B

Local Authority - Chelmsford City Council

Tenure Leasehold

Lease information 125 years from the 25th of December 1998 - lease remaining 97 years.

Service Charge Inc Ground Rent £1075.00 Current Year

EPC - C

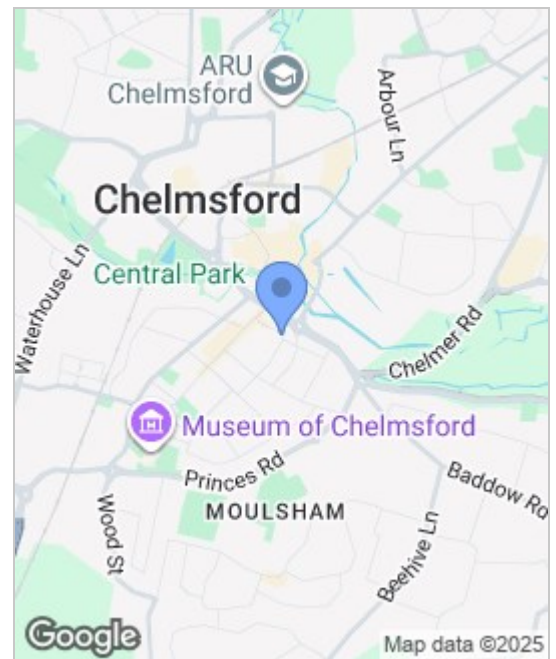
\*Ultrafast broadband available in the area via Openreach with speeds of up to 1000mbs.

\*Mobile coverage is available from EE O2 and Three networks. (Details obtained Ofcom June 25).

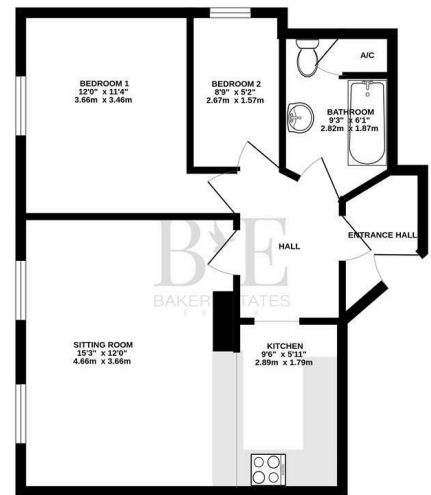
\*Construction Type - Ask agent.

\*The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access and access does include steps.

\*Flood risk in the property location is considered a low risk of surface water flood, very low risk from rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area June 2025).



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 519 sq.ft. (48.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used in conjunction with the prospective purchaser. The services, fixtures and appliances shown are not intended and no guarantee is given as to their quantity or efficiency can be given.  
\*Based on average 2022

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b> <b>81</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.