

# HOME



**City Centre**  
**Guide Price £260,000**  
**2-bed coach house**

## Chelmer Road

This beautiful Coach House is the perfect place for first time buyers looking for good road links to the A12 and A130 or those commuting to London due to its central location. Inside, the property boasts two spacious double bedrooms, ideal for those looking for extra space or for accommodating guests, there is a modern open plan kitchen/living room with a Juliet style balcony, allowing for plenty of natural light to flood the space. The kitchen is equipped with high-end appliances and sleek countertops. One of the standout features is the secure external storage cupboard within the carport, providing ample space for storing a bike, outdoor equipment, or any other belongings you wish to keep out of sight.

Chelmer Road is situated on the outskirts of the City centre just a short walk of the High Street and railway station. There are also nearby river walks both towards the City and out towards Maldon in the other direction, passing through various locks along the way. The recently refurbished Fox & Raven and Miller & Carter restaurants and Chelmer Village retail park are all a stones throw from the property.

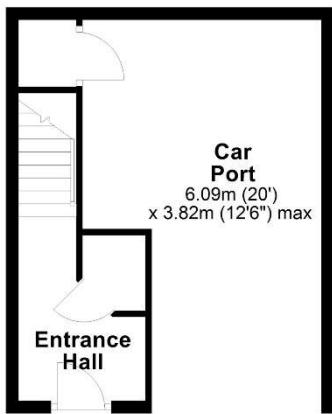
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

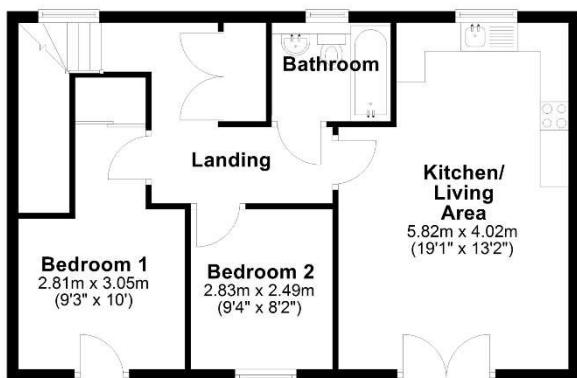
**Sales**  
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**Lettings**  
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01245 253 370



### Ground Floor



### First Floor



APPROX INTERNAL FLOOR AREA  
9 SQ M 92 SQ FT

TOTAL APPROX INTERNAL FLOOR AREA  
68 SQ M 724 SQ FT

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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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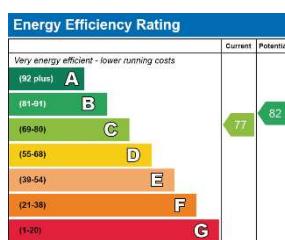
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### Features

- Coach House
- Walking distance of the High Street & railway station
- Good access to the A12 & A130
- Two double bedrooms
- Open plan living/kitchen
- Bathroom with a modern white suite
- Carport & driveway
- Secure external storage cupboard
- Gas fired central heating by radiators
- A stones throw of Chelmer Village retail park.

### EPC Rating



### The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

### Leasehold Information

Tenure: Leasehold

Band D is the Council Tax band for this property and the annual council tax bill is £2084.49.

Lease length: Lease length: 154 years from 30/11/2007, expiring on 31/3/2161 with 137 years remaining.

Ground rent: £282 per annum which is reviewed every 25 years of the term.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Service charge: For 1/4/24 - 30/9/24 is £1,671.19. The service charge is reviewed annually and paid bi-annually.

