

# HOME



## **Burgess Springs** **£215,000** **1-bed second floor apartment**

## **Newcombe Court**

Welcome to this stunning one bedroom, one bathroom flat for sale in the heart of Chelmsford. This modern property is perfectly situated just 0.1 miles from Chelmsford railway station, making it ideal for commuters and first time buyers! The flat has a spacious lounge area that opens up to a balcony, perfect for enjoying your morning coffee or relaxing in the evening. The modern fitted kitchen is sleek and stylish, offering ample storage space and integrated appliances. Security is a top priority with secure video/phone entry, giving you peace of mind. This second floor apartment also provides lift access for added convenience.

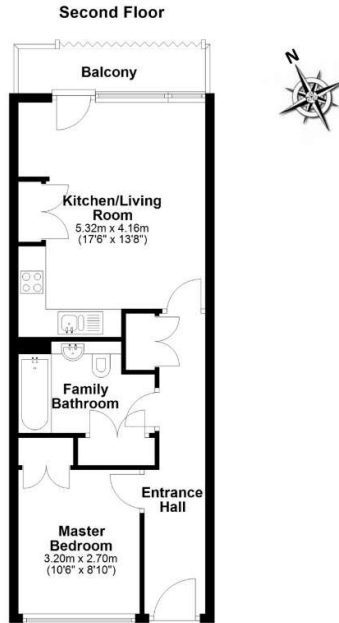
The location of this flat is unbeatable, with a gym and convenience store just 0.1 mile away. Additionally, the property comes with allocated underground parking, ensuring you always have a spot waiting for you. Schedule a viewing today and make this dream flat your new home.

Chelmsford, located in Essex, has plenty to offer. The city is known for its rich history, with attractions such as the Chelmsford Cathedral and Hylands House & Park showcasing the area's heritage. The city also offers a variety of shopping opportunities, from high street brands to independent boutiques. If you enjoy outdoor activities, Chelmsford has numerous parks and green spaces to explore. The beautiful Central Park, Admirals Park, and Riverside Ice and Leisure Centre offer opportunities for leisurely walks, picnics, and sports activities.

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

**Sales**  
01245 250 222  
**Lettings**  
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**Mortgages**  
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TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING BALCONY)  
47 SQ M 509 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

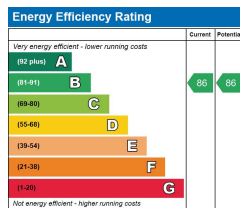
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

Copyright  
**HOME**

**Features**

- 0.1 Miles from Chelmsford railway station
- Balcony off the lounge
- Modern fitted kitchen
- Secure video/phone entry
- Second floor apartment
- 0.1 Mile from Gym and convenience store lift access
- Allocated underground parking
- City centre location
- Option for a 50% purchase

**EPC Rating**



**Leasehold Information**

Lease: 125 years from 26/07/2019, expiring on 25/07/2124 with 118 years remaining.

Service Charge: 01/01/2025 - 01/12/2025 the service charge amount was £3149.16. This is paid monthly and reviewed annually.

Ground Rent: £100pa which is reviewed every 25 years in accordance with the relevant base figure - The next review date is 2044

Council Tax: The Council tax for this property is band C with an annual amount of £1,926.96.

**The Nitty Gritty**

Tenure: Leasehold

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.

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.

