

APARTMENTS

by HOME PARTNERSHIP



Wharf Road
£230,000
2-bed first floor apartment

Springfield Basin

Situated in this quiet development in the heart of Chelmsford city centre, this well-presented apartment enjoys attractive riverside views, the city centre on your doorstep and offers an excellent opportunity for first time buyers, professionals, or investors.

The property features a bright and airy open-plan lounge/dining area with a Juliette balcony with views over the riverside. The thoughtfully designed layout provides comfortable modern living, complemented by the added convenience of an allocated parking space.

Ideally located just 0.6 miles from Chelmsford railway station, the apartment is perfectly positioned for commuters and those looking to enjoy everything the city has to offer. A fantastic selection of shops, restaurants, cafés, bars and leisure facilities are all within easy walking distance, making this a superb home for those seeking both convenience and lifestyle. Combining a sought after city centre location with scenic river views and excellent transport links, this is a fantastic opportunity to secure a modern apartment in one of Chelmsford's most desirable settings.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

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First Floor



TOTAL APPROX INTERNAL FLOOR AREA
58 SQ M 619 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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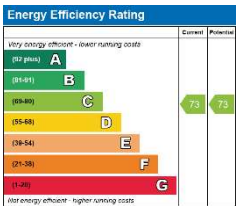
APARTMENTS

Features

- City centre location
- Riverside views
- First floor apartment
- Open plan lounge diner with Juliet balcony overlooking canal
- Separate kitchen
- Allocated parking bay
- 100 years remaining on the lease
- Close proximity to Riverside Ice & Leisure
- 0.6 mile walk to Chelmsford Train Station
- Moments away from Bond Street and High Street



EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 126 year lease commencing 01/10/1999 . There are 100 years remaining

Service Charge: For the period of 01/01/26 – 31/12/2026 the service charge is £2961.64. The service charge is reviewed annually.

Ground Rent: £250 per annum. The ground rent is increased by £100 every 25 years. This ground rent is due to increase to £350 in 2047

Band C is the council tax band for this property with an annual amount of £1,926.96

The Nitty Gritty (Willy Wonka Edition)

As proud chocolate-makers of the local property world, we've spent years wandering the sweetest corners of the community, discovering the finest experts to help your journey along. Should we introduce you to one of our trusted golden-ticket holders, it's because we believe they'll help make your adventure as smooth as a river of chocolate.

From time to time, a sprinkle of these recommended specialists (though certainly not the whole candy jar) may gift us a little treat in return — a referral fee of up to £200. But fear not! The choice is entirely yours, and there's absolutely no obligation to follow our recommended path.

And should your golden ticket lead to a successful offer on one of our delightful properties, and you decide to march through the chocolate gates to purchase, there will be a small administration fee of £36 including VAT per person (non-refundable) to carry out our Anti-Money Laundering identity checks — a necessary step to keep the factory running safely and sweetly.