

HOME



Chelmsford
£240,000
2-bed first floor flat

Montfort Drive

This charming flat in Great Baddow is the ideal first-time purchase with its modern features and convenient location. With a potential rental yield of 5.04% this is also a great investment opportunity

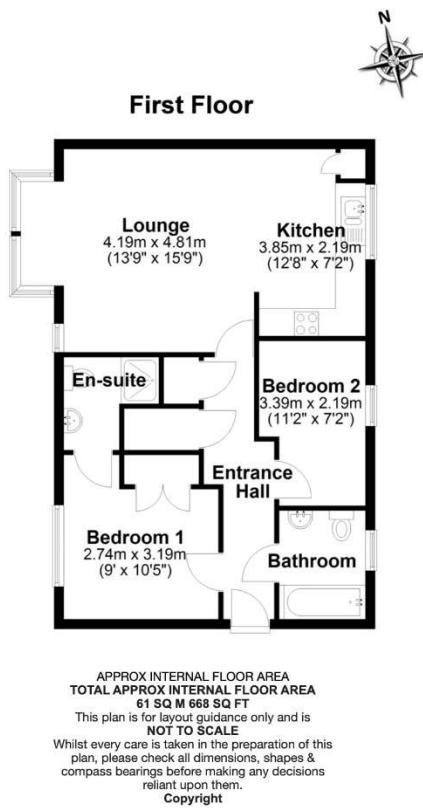
The flat boasts a spacious open plan lounge/kitchen/diner, perfect for entertaining guests or simply relaxing after a long day. The kitchen is well-equipped with modern appliances, making meal preparation a breeze. The master bedroom features an ensuite for added convenience and privacy, while the second bedroom is also a generous size, ideal for guests or a home office. Storage will never be an issue with plenty of cupboards throughout the flat, keeping your space clutter-free and organized. Outside, you will find an allocated parking space for your vehicle, as well as greensward to the front of the property, providing a pleasant green space to enjoy.

Located just 1.5 miles from Chelmsford High Street, you will have easy access to a wide range of shops, restaurants, and entertainment options. Close to local amenities, everything you need is right at your doorstep.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

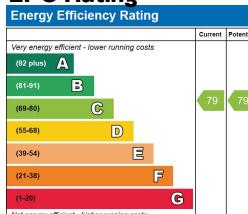


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Features

- Ideal first time purchase or investment
- 110 years remaining on the lease
- Ensuite to master bedroom
- Open plan lounge/kitchen/diner
- Two double bedrooms
- Plenty of storage cupboards
- Allocated parking
- Greensward to front
- 1.5 miles to Chelmsford High Street
- Close to local amenities

EPC Rating



Leasehold Information

Tenure: Leasehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,902.00.

Lease length: 125 Years from 1 January 2010 (currently 110 remaining years).

Ground rent: £350 per annum. The ground rent will be reviewed alongside the RPI index.

Service charge: £1,306.72 per annum paid half yearly. The service charge is reviewed annually.

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.

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.

