

APARTMENTS

by HOME PARTNERSHIP



Chelmsford
Guide Price £250,000 - £270,000
2-bed ground floor maisonette

Sandford Road

If you're looking to step onto the property ladder without compromising on style, space, or location this beautifully presented two double bedroom ground floor maisonette could be exactly what you've been waiting for. Positioned less than a mile from Chelmsford Station and just a short walk from the city centre, you'll have everything you need within easy reach. Whether it's a daily commute, weekend brunch spots, shopping trips, or evenings out with friends this location covers them all. Inside, the maisonette has underfloor heating throughout, creating a warm and comfortable feel all year round, while the bright, open-plan living space provides the perfect setting for relaxing, or entertaining guests. The stylish fitted kitchen comes complete with integrated appliances, combining sleek design with everyday practicality.

Beyond your front door, you'll find the best of Chelmsford on your doorstep. From independent coffee shops and popular restaurants to gyms, supermarkets, and retail destinations, everything is within easy reach. Better still, the property backs directly onto Lionmede Recreation Ground, offering green open space perfect for morning runs, dog walks, or simply unwinding after a busy day.

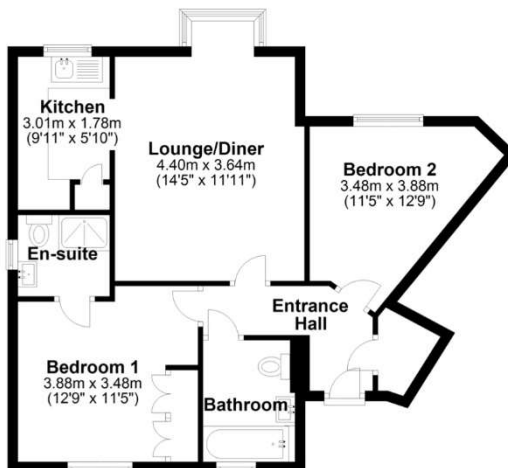
Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk



Ground Floor



TOTAL APPROX INTERNAL FLOOR AREA
59 SQ M 634 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.

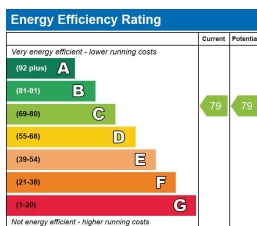
Copyright

APARTMENTS

Features

- 0.9 Mile to Chelmsford Train Station
- 0.5 Mile to Chelmsford High Street
- Allocated parking plus visitor spaces
- Underfloor heating throughout
- Close to local amenities
- Backing onto Lionmede recreation ground
- En suite to master bedroom
- Modern fitted kitchen with integrated appliances
- 108 years remaining on the lease
- Modern interior throughout

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 125 year lease commencing 14/07/2009 . There are 108 years remaining

Service Charge: For the period of 1/4/2026 – 31/3/2027 the service charge is £1,678.80 which includes Insurance and a reserve fund. The service charge is reviewed annually.

Ground Rent: £175.00 per annum which is reviewed every 25 years.

Council Tax: Band D is the council tax band for this property with an annual amount of £2,167.83.

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.

