

# HOME



**Chelmsford**  
**Guide Price £275,000**  
**2-bed first floor apartment**

## Mary Munnion Quarter

Situated on the first floor of the popular St Johns development in Chelmsford, this modern and well-presented apartment offers an excellent opportunity for first-time buyers or investors alike.

Upon entering the property, you are welcomed into a spacious entrance hall which provides access to all rooms within the apartment. The heart of the home is the bright and contemporary open-plan living area, which provides a comfortable space for both relaxing and entertaining. Large windows allow for plenty of natural light, creating a bright and airy feel throughout the living and dining space, while the modern fitted kitchen is thoughtfully designed with ample worktop and storage space.

The apartment benefits from two generously sized double bedrooms. The principal bedroom is particularly well-proportioned. The second bedroom is also a good-sized double, making it ideal for guests, a home office, or additional family accommodation. A well-appointed bathroom & cloakroom serves the remainder of the property.

Externally, the property benefits from two allocated parking spaces, providing convenient and secure parking for residents.

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

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
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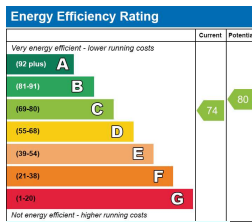
**TOTAL APPROX INTERNAL FLOOR AREA**  
112 SQ.M / 1196 SQ.FT  
This plan is for layout guidance only and is **NOT TO SCALE**  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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**HOME**

**Features**

- Ideal first time purchase
- Located in the prestigious St Johns Development
- No onward chain
- Allocated parking for two cars
- 111 years remaining on the lease
- 0.6 miles to Moulsham Street
- Easy access to both A12 and A414
- 1196 SQ.FT
- Close proximity to Tesco superstore

**EPC Rating**



**Leasehold Information**

Lease: The property was built with a 125 year lease commencing 01/01/2013. There are 111 years remaining

Service Charge: From 01/04/2026 – 30/09/2026 the estate and block service charge is £1,851.97. The service charge is reviewed annually

Ground Rent: For the period of 01/01/2026 – 31/12/2026 - £365.07 per annum. Ground rent is subject to increase (Reviewed: every 5 years - Increase calculated by: in line with RPI) Next review date is January 2028.

The Government has published draft leasehold reform legislation which proposes capping ground rents at £250 per year (and reducing to a peppercorn after 40 years) once enacted, potentially from late 2028, subject to parliamentary approval.

**The Nitty Gritty (Summer Edition)**

Tenure: Leasehold

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

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Every now and then, a small number of the professionals we recommend (and certainly not the majority) may pay us a referral fee of up to £200. There's absolutely no obligation to use anyone we suggest – the choice is always yours, no pressure, no rush.

If your offer on one of our properties is successfully accepted and you go on to purchase, there is an administration charge of £36 per person (including VAT, non-refundable) to complete our Anti-Money Laundering identity checks.

