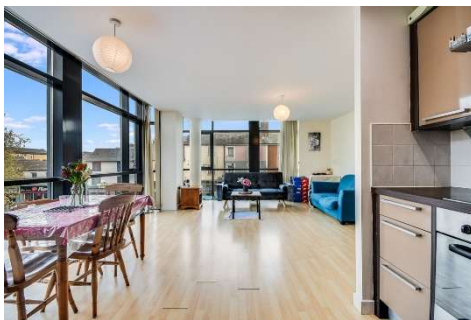


HOME



Chelmsford
£230,000
2-bed first floor apartment

Wells Crescent

This first floor apartment offers approximately 835 sqft of well-designed accommodation, making it an ideal purchase for a first-time buyer or anyone looking for an easy commute into London.

Perfectly positioned just 0.1 mile from Chelmsford train station, the property combines convenience with modern living. Inside, you'll find two generously sized double bedrooms, both benefiting from fitted wardrobes, with the master bedroom further enhanced by an ensuite.

The apartment also features a bright and spacious living area, ideal for both relaxing and entertaining, alongside a well-appointed kitchen and contemporary bathroom.

Residents enjoy a range of premium amenities, including a secure underground allocated parking space, concierge service, private residents' gym, and access to a communal first-floor terrace—perfect for unwinding or socialising.

With approximately 135 years remaining on the lease, this property offers long-term peace of mind and represents excellent value.

Priced to sell, this is a fantastic opportunity not to be missed.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk



TOTAL APPROX INTERNAL FLOOR AREA
78 SQ M 835 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.

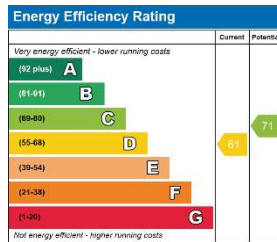
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APARTMENTS

Features

- 835 sqft of accommodation
- 0.1 mile to Chelmsford train station
- Two double bedrooms, both with fitted wardrobes
- Ensuite to master bedroom
- Secure underground allocated parking
- Communal first floor terrace
- Concierge service
- Private residents gym
- 135 years remaining on the lease
- Priced to sell!

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 155 year lease commencing 01/12/2006 . There are 135 years remaining

Service Charge: £4,421.80 per annum from 01/10/2024 to 30/09/2025, paid in two half yearly advance instalments of £2,210.90. The service charge is reviewed annually.

Ground Rent: £270 per annum. Plus any review dates, the amount by and when its next due to be reviewed

The Nitty Gritty

Council Tax: Band E is the council tax band for this property with an annual amount of £2,649.57.

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.

