

# APARTMENTS

by HOME PARTNERSHIP



**Newlands Spring**  
**£220,000**  
**2-bed first floor apartment**

## Drood Close

Offered for sale with no onward chain is this two bedroom first floor apartment situated in a popular residential location. The accommodation comprises an entrance hall with a useful storage cupboard, and a good sized lounge/diner with a double glazed window to the front aspect. There is a modern fitted kitchen as well as a bathroom WC. Outside, there are communal gardens, a garage in a nearby block and a parking space. This property forms an ideal first time purchase or alternatively an excellent buy to let opportunity.

Newland Spring is located two miles north of the centre of Chelmsford with a regular bus service to the City and railway station with trains to London Stratford taking from 31 minutes and Liverpool Street from 36 minutes. There is also a sought after primary and pre school plus a Morrisons superstore within walking distance as well as a local parade of shops positioned opposite with a range of stores including a Tesco Express to cater for your every day needs.

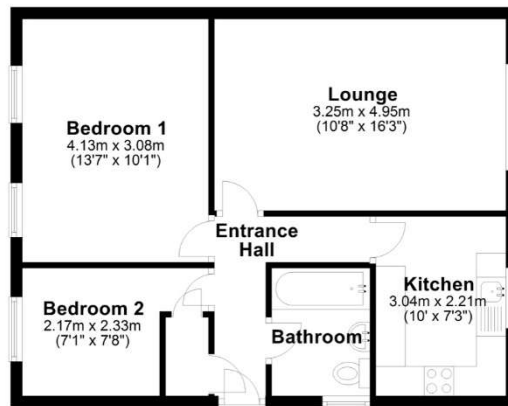
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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First Floor



TOTAL APPROX INTERNAL FLOOR AREA  
53 SQ M 565 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.

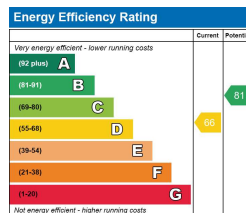
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APARTMENTS

Features

- No onward chain
- Spacious lounge/Diner
- Separate kitchen
- Two bedrooms
- Garage and parking space
- On a bus route to City centre
- Close to local shops
- Electric heating
- First floor apartment
- Ideal first/investment purchase

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 155 year lease commencing 23/11/2011. There are 140 years remaining

Service Charge: For the period of 30/9/2025 – 29/9/2026 the service charge is £2818.50. The service charge is reviewed annually.

Ground Rent: Peppercorn rent ( if demanded )

Council Tax: Band B is the council tax band for this property with an annual amount of £1,686.09

The Nitty Gritty (edition)

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.

