

APARTMENTS

by HOME PARTNERSHIP



Marconi Evolution
£250,000
1-bed top floor apartment

Dunn Side

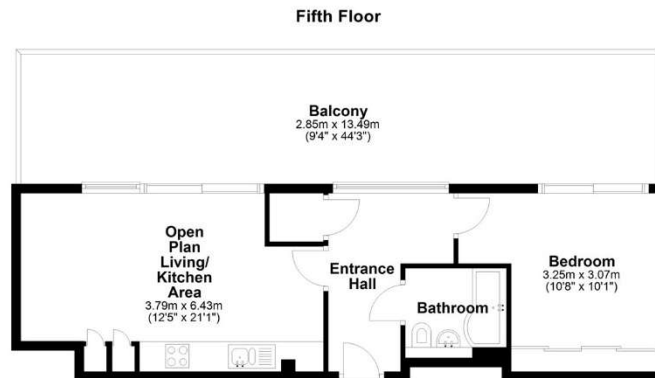
This stunning top floor apartment in Chelmsford is a must-see for first time buyers or commuters. The property is well-presented throughout, offering an open plan fitted kitchen/living area that is perfect for modern living, and a double bedroom and bathroom. Both the living room and the bedroom are accessible to the large private terrace which offers some panoramic views over Chelmsford. The property also benefits from having gas fired central heating by radiators, a secure allocated parking space, and lift access to all floors. There is also a private gym and concierge service exclusively for residents at Marconi Evolution.

Marconi Evolution, as it's known locally, is superbly situated just a few minutes walk of the High Street and railway station. Chelmsford station has a frequent service to London Stratford taking from 31 minutes, and Liverpool Street taking from 36 minutes. There is also a Co-Op convenience store within the development to cater for your every day grocery needs. The City centre has three shopping malls, a wide range of shops and eateries plus the vibrant Bond Street area where you will find a John Lewis department store and Everyman cinema.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

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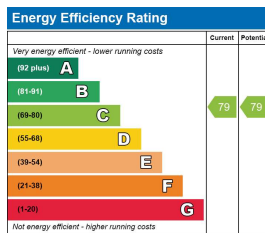
TOTAL APPROX INTERNAL FLOOR AREA (EXCLUDING BALCONY)
49 SQ M 533 SQ FT
 This plan is for layout guidance only and is **NOT TO SCALE**
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Features

- Large private terrace
- Private gym & concierge for residents
- Secure allocated parking
- Top floor apartment
- Short walk to Chelmsford Station
- Open plan fitted kitchen/living area
- Gas fired central heating via radiators
- Long remaining lease term
- Lift access to all floors
- A stones throw from the Highstreet

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 125 year lease commencing 01/05/26 . There are 113 years remaining

Service Charge: For the period of 1 Jan 2026 - 31 Dec 2026 the service charge is £1,634.41. The service charge is reviewed annually.

Ground Rent: £330 per annum. The next review date is 01/05/27 which will be calculated using inflation and the rounded up to the closest £10.

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

The Nitty Gritty (Toy Story edition)

As valued members of the Andy's Room community, we've spent years getting to know the finest toys in the toy box for every job. If we recommend someone to help with your property journey, you can trust that it's done in good faith and with the aim of making your move smoother than a trip to Pizza Planet.

Just like Woody trusts his Roundup Gang and Buzz trusts Star Command, we have a network of professionals we know and work with. Please be aware that a small number of the parties we recommend (certainly not the majority) may occasionally pay us a referral fee of up to £200. You are under no obligation to use a third party we have recommended. The choice is always yours – to infinity and beyond!

Should your offer on one of our properties be successfully accepted and you proceed with the purchase, there will be an administration charge of £36 including VAT per person (non-refundable) to complete the required Anti-Money Laundering Identity Checks. Think of it as your official Star Command clearance before embarking on your new adventure.

