

APARTMENTS

by HOME PARTNERSHIP



Chelmsford
£225,000
1-bed apartment

New Writtle Street

Bright, spacious and well presented first floor apartment offered with no onward chain. The property is accessed via a communal entrance with intercom system, the entrance is only shared with one other property. Stairs rise to the first floor communal landing with a door leading into the 'L shaped' hallway with storage cupboard and doors to rooms, there is a lovely size lounge/diner, a modern fitted kitchen, good size double bedroom and a shower room with a double width cubicle and twin wash hand basins. Externally the flat benefits from it's own garage and parking space in front which is very rare to find with a one bedroom apartment. Additional benefits include gas central heating via radiators and uPVC double glazed windows.

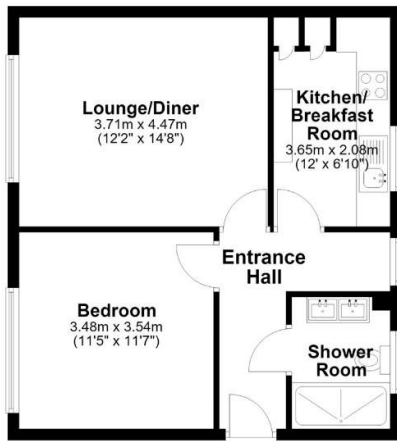
The property is ideally situated within a short walk to Central park which is very popular with local residents, footpaths and cycle routes run through the park leading to different parts of the City to include the train station with an appx 36 minute commute to London Liverpool Street. Within the City residents can chose from three shopping complexes to include the vibrant Bond Street area where you will find an array of river fronted restaurants, designer outlets, a John Lewis store and Everyman cinema. Also within walking distance is Virgin Active gym and the sought after Moulsham Street with its assortment of eateries, bars and convenience shopping facilities.

Old Moulsham
88 Moulsham Street
Essex CM2 0JF

Sales
01245 344 644
Lettings
01245 253 377
Mortgages
01245 253 370

thehomepartnership.co.uk

First Floor



APPROX INTERNAL FLOOR AREA
MAIN APARTMENT 48 SQ M 515 SQ FT
GARAGE + STORE 15 SQ M 160 SQ FT
TOTAL 63 SQ M 675 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE

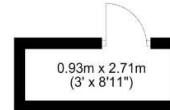
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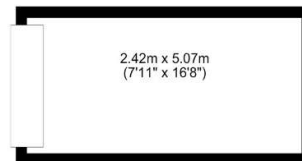
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Store Room



Garage



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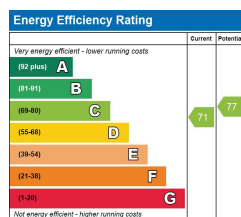
APARTMENTS



Features

- Central Park nearby
- Modern fitted kitchen
- No onward chain
- 140 years remaining on the lease
- Shower room/wc
- Close to Virgin Active Gym
- 527 SQ FT of accommodation
- Just 0.5 mile walk to train station
- Gas fired central heating by radiators
- Own garage and parking space in front

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 199 year lease commencing 25/3/1967. There are 140 years remaining

Service Charge: For the period of 1/1/26 – 31/12/26 the service charge is approx £960. We are currently awaiting confirmation of this from the seller.. The service charge is reviewed annually.

Ground Rent: £10.50 per annum. No review clause has been identified within the available lease documentation, subject to verification. Band B is the council tax band for this property with an annual amount of £1,686.09

The Nitty Gritty (Minion Edition)

Bello! As trusted members of the community, we've spent years finding the best humans for the job. If we point you in the direction of one of our recommended professionals, it's because we believe they'll help make your property adventure as smooth as a Minion sliding down a banana peel.

Every now and then (and definitely not for most of our recommendations), one of our trusted partners may reward us with a referral fee of up to £200. No worries though – you're under no obligation to use anyone we recommend. The choice is always yours. Banana? Your decision!

If your offer on one of our properties is accepted and you go on to purchase it, we'll need to complete our official Anti-Money Laundering identity checks (even Minions have rules to follow!).

There is a non-refundable administration fee of £36 (including VAT) per person to carry out these checks before your mission can continue. Tank yu!

