

# HOME



**Chelmsford**  
**£250,000**  
**2-bed second floor apartment**

## Bond Street

This stunning two double bedroom apartment is situated in the heart of Chelmsford city centre, just a 0.4 mile walk to the railway station making it ideal for commuters. The property is perfect for first time buyers looking to take advantage of city living with easy access to local amenities and transport links.

The apartment boasts a spacious lounge with a Juliet balcony overlooking the bustling Bond Street area, perfect for enjoying a morning coffee or evening drink. The master bedroom benefits from an en-suite shower room, adding a touch of luxury to this modern apartment. The second bedroom is also a good size, making it perfect for guests or a home office.

The property benefits from a security entrance phone system for residents for added peace of mind and parking permits are available at nearby car parks at a monthly cost to interested buyers subject to any waiting lists from the local council.

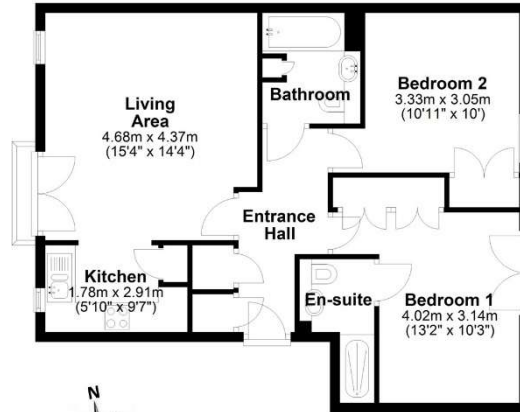
Chelmsford city centre is a vibrant and lively area with plenty of things to do. Enjoy a leisurely stroll along the riverside, where you will find an array of restaurants and bars offering a variety of cuisines and drinks. The city is also home to a range of shops, boutiques, and cafes, perfect for a day of retail therapy.

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

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

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Second Floor



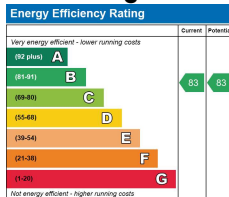
**TOTAL APPROX INTERNAL FLOOR AREA**  
 69 SQ M 739 SQ FT  
 This plan is for layout guidance only and is **NOT TO SCALE**  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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APARTMENTS

**Features**

- NO ONWARD CHAIN!
- City centre location
- 0.4 mile walk to the railway station
- Moments away from riverside restaurants & bars
- Lounge with Juliet balcony
- The option of a parking permit from the local council (see main description)
- En-suite shower room
- Security entrance phone system for residents
- Two double bedrooms
- Two bath/shower rooms

**EPC Rating**



**Leasehold Information**

Lease: The property was built with a 125 year lease commencing 01/01/05 . There are 103 years remaining

Service Charge: For the period of 01/01/26 - 31/12/26 the service charge is £2,434.34. The service charge is reviewed annually, Water bills are included in service charge.

Ground Rent: £200 per annum which is due to increase to £400 from 1 January 2030. The ground rent then increases by a further £200 every 25 years.

Band D is the council tax band for this property with an annual amount of £2,167.83

**The Nitty Gritty (James Bond Edition)**

Tenure: Leasehold

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From time to time, a select few of the contacts we introduce (certainly not the majority) may provide us with a referral fee of up to £200. Consider it a small acknowledgment for the introduction. Of course, the choice of who you appoint remains entirely yours — you are under no obligation to use any recommended third party.

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