

# HOME



**Chelmsford**  
**Offers Over £260,000**  
**2-bed fourth floor apartment**

## Springfield Road

This fourth floor apartment in Chelmsford offers a comfortable and convenient city living experience. The property boasts two spacious bedrooms with the main room benefitting from an en-suite shower room. The apartment is beautifully presented throughout, with a modern and stylish open plan living area. This provides a bright and airy space for relaxing and entertaining.

One of the standout features of this flat is the allocated parking, ensuring that residents have a secure and convenient space to park their vehicles. There is also a lift that provides easy access to all floors. For added security and convenience, the property has a secure phone entry system, allowing residents to grant access to visitors remotely.

The location of this flat is highly desirable, being only a 0.6 mile walk to Chelmsford station. This makes it an ideal choice for commuters, with frequent direct train services to London Liverpool Street taking approximately 35 minutes. Additionally, the flat is only a 0.3 mile walk to Chelmsford High Street, where residents can enjoy a vibrant and bustling shopping and dining scene. With a range of shops, restaurants, and leisure facilities, Chelmsford High Street offers something for everyone.

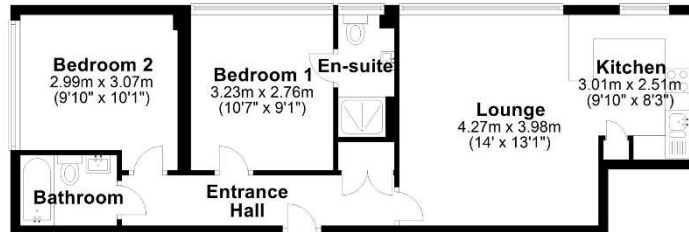
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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Fourth Floor



APPROX INTERNAL FLOOR AREA  
58 SQ M 625 SQ FT

This plan is for layout guidance only and is NOT TO SCALE

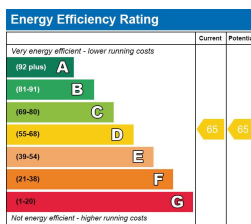
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Copyright  
HOME

Features

- Fourth floor apartment
- Allocated parking
- En-suite shower room
- 0.6 Mile walk to Chelmsford station
- Open plan living area
- Beautifully presented throughout
- Secure phone entry system
- 0.3 Mile walk to Chelmsford High Street
- Electric heating throughout
- Lift to all floors

EPC Rating



Leasehold Information

Tenure: Leasehold

Band D is the Council Tax band for this property and the annual council tax bill is £1989.36.

Lease length: 206 Years from 31/3/2025 expiring on 31/3/2231. There are 205 years remaining

Ground rent: Peppercorn

Service charge: For 01/04/2026 - 31/03/2027 the service charge is £3,879.84. The service charge is reviewed annually.

The Nitty Gritty

Agents Note: The pictures used for marketing were taken prior to the current tenancy.

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.

