

HOME



Burgess Springs
£330,000
2-bed fourth floor apartment

Eccles Court

This spacious property is perfect for those looking for a convenient living space, with it being just 0.1 miles from Chelmsford railway station, a gym and convenience store. Ideal for commuters and also being sold with the option of 50% shared ownership as a purchase option, it is also perfect for first-time buyers.

The property features two double bedrooms, one of which has an ensuite and two built in double wardrobes. A fully fitted kitchen with integrated Bosch appliances is sleek and stylish and comes with ample storage space. The open plan dining area and lounge boasts natural light and leads to an outdoor balcony which can fit a small outdoor set and overlooks the beautiful greenery of Central Park and receives the sun all afternoon and into the evening.

A secure video/phone entrance system gives peace of mind, and the property comes with a secure allocated underground parking space ensuring that you always have a place to park. Finally, a 24/7 concierge services is always available.

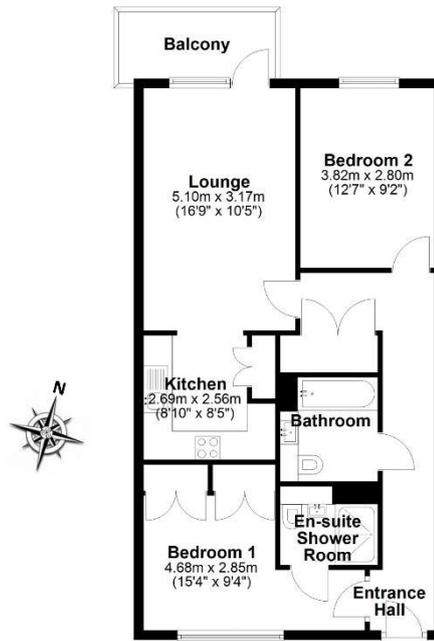
Ideally situated within walking distance of the train station with an approximate 31 minute commute to London Stratford and 36 minutes to London Liverpool Street. The High Street is positioned just 0.4 miles away which offers access to three shopping complexes including the vibrant Bond Street area where you will find an array of river fronted restaurants, designer outlets, a John Lewis store and an Everyman cinema.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

Fourth Floor



APPROX INTERNAL FLOOR AREA
69 SQ M 745 SQ FT

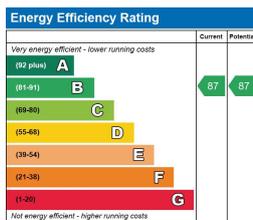
This plan is for layout guidance only and is NOT TO SCALE. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Copyright HOME

Features

- Full market value or 50% share available
- Less than 5 minutes walk to the Station
- Security entrance system
- Balcony with views over Central park
- 24 hour concierge service
- Short walk to the High Street & shopping centre
- Fitted kitchen with built in appliances
- Underfloor heating throughout
- Secure allocated parking space
- Two double bedrooms

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease length: 125 years from 7/3/2019, expiring on 6/3/2144. There are 118 years remaining

Service Charge: For the period of 01/01/2026 – 31/12/2026 the service charge is £4,294.68 and is reviewed annually.

Ground rent: £200 per annum and is reviewed every 25 years of the term in line with RPI (retail price index). The next review date is 2044.

Band D is the Council Tax band for this property and the annual council tax bill is £2,167.83

The Nitty Gritty

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.

