

APARTMENTS

by HOME PARTNERSHIP



Harold Wood
£245,000
1-bed third floor apartment

Downey House

This beautifully presented apartment is situated in Harold Wood, just a short walk to the train station and offering a perfect blend of modern living and convenience. Located within a well-maintained development, the property boasts a light and airy living space, a balcony with views over the front, and an allocated parking bay for residents. The building is equipped with both a lift and stairs, providing easy access to all floors. Inside, there is a bright and open plan kitchen/living space flooded with natural light, creating a warm and cosy atmosphere and opens out to a private balcony overlooking the front. The open plan kitchen has a range integrated and fitted appliances and there is a good size double bedroom. The apartment has been tastefully decorated throughout and comes with an allocated parking space.

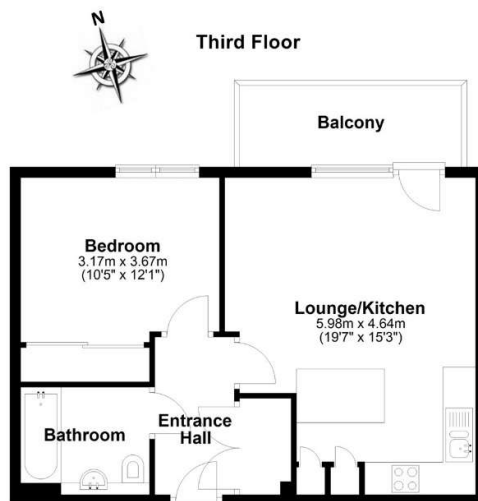
One of the standout features of this property is the balcony, which provides a lovely outdoor space to enjoy the fresh air and soak up the views over the front of the development. It is ideal for al fresco dining or simply unwinding after a long day.

Location-wise, this apartment is perfectly situated for those who need easy access to transport links. Harold Wood train station is a mere 0.3 miles away, providing excellent connections to central London and beyond. Additionally, the property is within close proximity to a range of local amenities, including shops and leisure facilities.

Chelmsford
11 Duke Street
Essex CM1 1HL

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TOTAL APPROX INTERNAL FLOOR AREA

49 SQ M 531 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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Features

- Third floor apartment
- No onward chain
- 0.3 mile walk Harold Wood train station (Elizabeth line)
- Open plan living
- Kitchen with integrated appliances
- Balcony overlooking the front
- Bedroom with built in wardrobes
- White suite bathroom
- Lifts and stairs to all floors
- Allocated parking space

EPC Rating

T.B.C

Leasehold Information

Lease: The property was built with a 250 year lease commencing 01/01/2014 . There are 238 years remaining

Service Charge: For the period of 01/01/2026 - 01/12/26 the service charge is £1,121.70. The service charge is reviewed annually.

Estate Service charge: For the period of 01/01/26 - 31/08/26 the Estate service charge is £95.61 which is paid every 6 months.

Ground Rent: £250 per annum. The landlord will review the ground rent every 10 years and will advise all owners should any changes need to be made.

The Nitty Gritty (edition)

Council Tax: Band C is the council tax band for this property with an annual amount of £2,155.25.

The Nitty Gritty (The Office Edition)

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