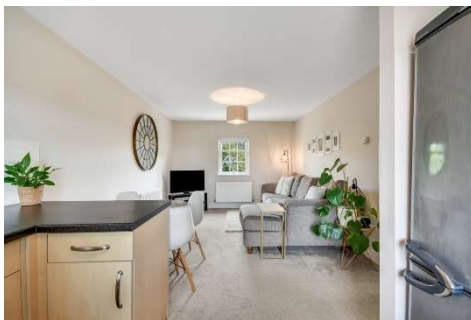


HOME



Chancellor Park
£190,000
1-bed first floor flat

Townsend

Situated on the popular Chancellor Park development is this well presented one bedroom first floor apartment. The accommodation comprises an "L" shaped entrance hall which has an entry phone system and cupboard which houses the central heating boiler. There is a dual aspect open plan living/kitchen area. The kitchen is fitted with a range of base and wall units. Incorporated within the kitchen is a fitted oven a four ring hob and extractor hood as well as space and plumbing for a washing machine and a recess for a fridge/freezer. There is a double bedroom which has a double built-in wardrobe. In addition there is a bathroom WC with a white suite. To the rear of the property there is a parking space although we understand that the parking spaces are not allocated to a specific flat.

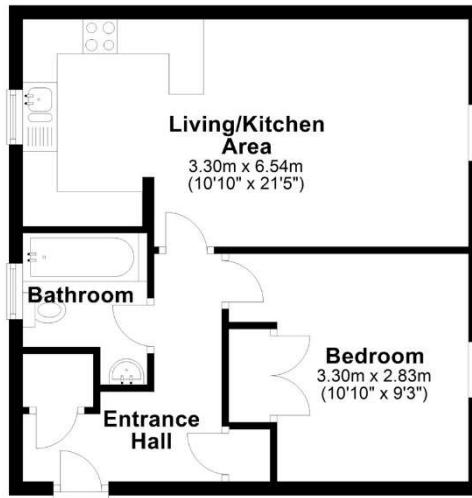
Located close to Chancellor Park recreational grounds and approx 0.8 miles from the Asda Superstore, this property is perfectly positioned for leisure activities and convenient shopping trips. Chancellor Park Primary School catchment adds to the appeal for families with young children. Chelmsford, Essex offers a wide range of amenities and attractions for residents to enjoy. From the historical Chelmsford Cathedral to the popular Hylands Park, there is something for everyone to explore. High street shops, restaurants, and cafes can be found in the city centre, providing ample opportunities for shopping and dining. With excellent transport links, including a direct train service to London Liverpool Street, Chelmsford is a desirable location for commuters and families alike.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

Second Floor



TOTAL APPROX INTERNAL FLOOR AREA
43 SQ M 466 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.

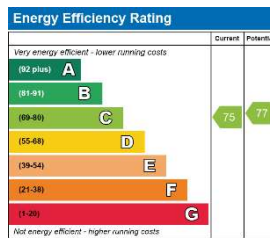
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HOME



Features

- Top floor apartment
- Parking to the rear (not allocated)
- Dual aspect Lounge/kitchen
- Gas radiator central heating
- 0.8 miles to Asda Superstore
- Chancellor Park Primary School catchment
- Double bedroom
- Well presented throughout
- Good access to A12 & A131
- Useful loft space with storage

EPC Rating



Leasehold Information

Tenure: Leasehold

Band B is the Council Tax band for this property and the annual council tax bill is £1,735.16

Lease length: 125 years from 16/12/2002, expiring on 15/12/2127 with 102 years remaining.

Ground rent: £52 per annum.

Service charge: For 01/01/25 - 31/12/25 is £2,575.92. The service charge is reviewed annually and paid monthly.

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 £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

