

# HOME



## **Burgess Springs** **£211,250** **2-bed penthouse apartment**

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

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

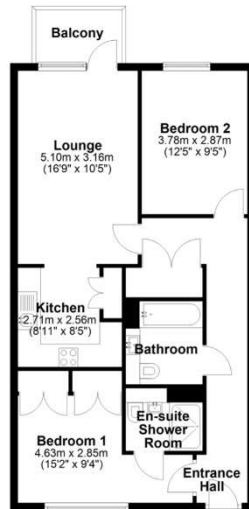
**Sales**  
01245 250 222  
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**Mortgages**  
01245 253 370

## **Eccles Court**

Welcome to this stunning and modern 2 bedroom, 2 bathroom flat located in the heart of Chelmsford, Essex. This property is perfect for first time buyers or commuters, offering both luxury and convenience. The flat boasts an airy and bright living room and enjoys a balcony, perfect for enjoying the views of the city. The fitted kitchen with built-in appliances is perfect for whipping up a quick meal, while the underfloor heating throughout keeps you warm and toasty. The property also comes with two double bedrooms, there is plenty of room for guests or a growing family. This property also comes with a secure allocated parking space, ensuring that your vehicle is safe and sound and the security entrance system provides peace of mind, while the 24 hour concierge service ensures that any needs are taken care of.

Ideally situated within 0.1 miles of the train station with an approximate 31 minute commute to London Stratford and 36 minutes to London Liverpool Street. The High Street is just a short walk 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. By road, the A12 provides direct access into London and links to the M25 at Junction 28, while the A414 joins the M11 at Junction 7. Both Southend and Stansted Airports are approximately half an hour away by car.

Third Floor



TOTAL APPROX INTERNAL FLOOR AREA  
69 SQ M 745 SQ FT

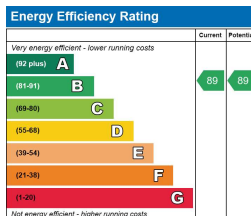
This plan is for layout guidance only and is NOT TO SCALE. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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APARTMENTS

Features

- 65% Shared ownership
- 0.1 Miles from railway station
- Security entrance system
- Balcony from living room
- 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: The property was built with a 125 year lease commencing 10/10/2018 . There are 117 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. Ground rent increases occur every 25 years with the next increase in 2043

Rent payable to the freeholder: £339.95 per annum.

Council Tax: The Council tax for this property is band D with an annual amount of £2,167.83.

The Nitty Gritty (Star Wars Edition)

As a trusted part of the local community, we've come to know many of the finest professionals in the property galaxy. When we recommend someone to assist you, it is done in good faith, with confidence that they will help guide your journey through the home-buying process as smoothly as possible.

From time to time, a small number of the professionals we recommend — though certainly not the majority — may provide us with a referral fee of up to £200. In the spirit of transparency across the galaxy, we want you to be aware of this. However, the choice is entirely yours, and you are under no obligation to use any third party we recommend.

Should your mission be successful and your offer on one of our properties be accepted, and you choose to proceed with the purchase, there will be a small administration charge of £36 (inclusive of VAT) per person. This non-refundable fee allows us to carry out the required Anti-Money Laundering Identity checks, ensuring everything remains compliant with regulations and the process stays on the right side of the law.

