

# HOME



## Old Moulsham £650,000 2-bed loft style apartment

## Devon Mews

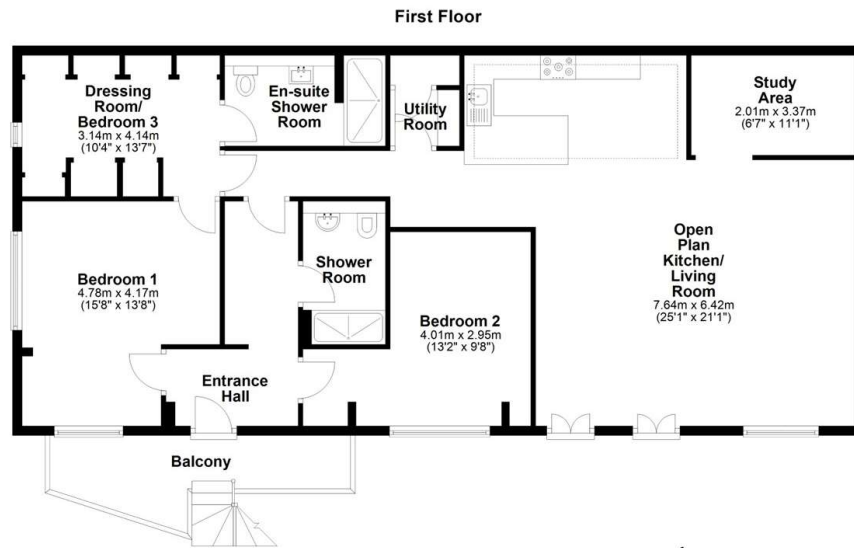
This truly striking loft style apartment offers a rare opportunity to own a home with character, charm and history more commonly associated with factory conversions in East London. Blending industrial architecture with contemporary design, this grade II listed home showcases exposed steelwork, original brick detailing and a stunning 25ft vaulted part glass ceiling, creating an exceptional bright and airy living space. The accommodation is versatile, currently arranged as three double bedrooms, with the present owners configuring the space as a luxurious master suite, incorporating one of the connecting bedrooms as an elegant dressing room with its own en suite shower room. At the heart of the home sits a beautifully refitted, design-led kitchen, perfectly complementing the apartment's industrial aesthetic while offering modern functionality for everyday living and entertaining. Outside, there is a balcony and two allocated parking spaces, a rare advantage for properties located within the City centre.

Devons Mews is located on Anchor Street, just off of Moulsham Street in the sought after Old Moulsham area, just a short walk from the High Street and railway station. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The High Street has an extensive selection of places to eat, drink and socialise, with further access to High Chelmer, The Meadows and Bond Street where you will find the well-known retailer John Lewis. Moulsham Street is a great alternative to visit positioned a short walk away with a number of independent eateries and several traditional public houses with a choice of real ales and hot food and is located just a stones throw from this home.

Old Moulsham  
88 Moulsham Street  
Essex CM2 0JF

Sales  
01245 344 644  
Lettings  
01245 253 377  
Mortgages  
01245 253 370

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**TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING BALCONY)**  
133 SQ M 1437 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.

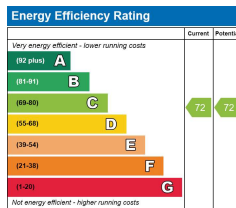
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**Features**

- A spacious 1,500 SQFT stylish apartment
- Exposed steelwork & brick detailing
- Open plan living area with a stunning 25ft vaul ceiling
- Refitted design-led kitchen with a range of appliances
- Three double bedrooms
- Two bath/shower rooms
- Balcony
- Two allocated parking spaces
- Walking distance of the railway station
- Trains to London Stratford from 31 mins, Liverpool Street from 36 mins

**EPC Rating**



**Leasehold Information**

Tenure: Leasehold

Lease: The property was converted with a 125 year lease commencing 17/08/2012 . There are 111 years remaining

Service Charge: For the period of 01/01/2026 – 31/12/2026 the service charge is £1,551. The service charge is reviewed annually.

Ground Rent: £250 per annum. Increasing to £350 per annum on 31 December 2037 and by £100 per annum every 25 years thereafter. *The Government has published a draft leasehold reform legislation which proposes capping ground rents at £250 per year and reducing to a peppercorn after 40 years once enacted, potentially from late 2028, subject to parliamentary approval.*

**The Nitty Gritty**

Council Tax: Band E is the council tax band for this property with an annual amount of £2,649.57.

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