

Harberd Tye, Chelmsford

Guide Price £175,000

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- Offered with no onward chain
- 112 year lease remaining
- Council Tax Band C
- EPC upgrade from D to C
- Secure allocated off-street parking
- Secure phone entry system
- Second floor (top) modern apartment
- UPVC windows & internal fire doors
- Energy efficient and economical electrical home
- Extensive storage with part boarded loft

GUIDE PRICE: £175,000 - £185,000

This delightful home offers a perfect blend of comfort and convenience to walk, bus or drive to Chelmsford City Centre and Train Station, making it an excellent choice for first time buyers and buy to let investors;

The attractive gardens, apartment block and communal areas are well maintained by the managing agent;

Step inside to discover a bright and spacious apartment, with oak engineered flooring throughout, complimented by bathroom ceramic tiled flooring and walls. A separate bright reception room, with window overlooking tree top views, ideal for relaxing after a long day or entertaining friends and family. The kitchen is bright and inviting, benefiting from plenty of natural light, extensive fitted units and worktops along three adjoining walls, with A+ energy efficient appliances, creating a cheerful space for preparing your favourite meals;

The double bedroom, with large built-in wardrobe, and window overlooking the communal garden offers a peaceful retreat, making it easy to unwind and get a restful night's sleep;

The bathroom is modern and practical, featuring a walk in rain shower with additional hand held attachment, heated towel rail an storage vanity unit adds a touch of luxury to your daily routine;

This apartment needs to be viewed to appreciate the tranquil surroundings and attention to detail internal finishes;

Built in 2005 with a 132 year lease from construction, this attractive apartment block and communal areas are well maintained by the managing agent.
Inside, the apartment has a bright and spacious feel, with oak engineered flooring throughout, complimented by bathroom ceramic tiled flooring and walls. The apartment has excellent storage and practical layout that makes the most of the space available. The kitchen is in excellent condition, adding coordinated character while remaining fully functional and smartly presented. The bathroom is in excellent condition, tastefully tiled, with a coordinated storage vanity unit, walk-in power shower, heated towel rail, and high-extraction ceiling fan. The large bedroom with feature wall has a large built-in wardrobe and plenty of space for other furniture.
This approximately 47 sq.m (506 sq.ft) property needs to be viewed to appreciate the attention-to-detail, move-in-ready finish.

Chelmsford seamlessly combines the convenience of city living with the charm of leafy Essex surroundings, making it one of the county's most desirable places to call home. Home to an excellent selection of high street and independent shops, stylish cafés, restaurants and bars, the city offers something for every lifestyle. Residents can enjoy beautiful green spaces including Central Park and Hylands Estate, while a vibrant calendar of events keeps the city buzzing throughout the year. Chelmsford's outstanding transport links are another major attraction, with regular direct train services to London Liverpool Street in approximately 35–40 minutes and easy access to the A12 and M25, making it an ideal location for commuters. Highly regarded schools, modern leisure facilities and a strong sense of community further enhance its appeal, creating a location that is equally suited to first-time buyers, professionals, families and investors alike. Offering the perfect balance between urban convenience and open green spaces, it's easy to see why Chelmsford continues to be one of Essex's most sought-after destinations.





THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/116-harberd-tye-chelmsford-cm2-9gj/5463879

Service Charge: £1100 6 monthly
Ground Rent: £99.00 6 monthly
Length of Lease: tbc

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

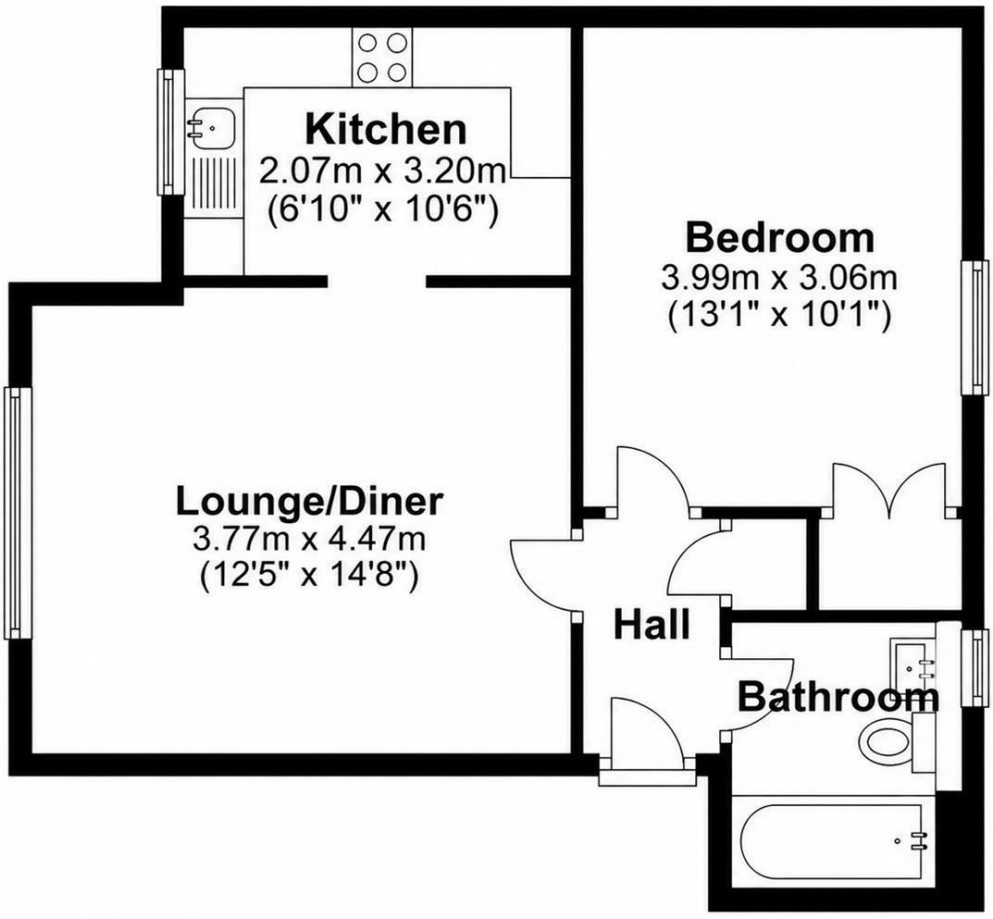
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





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