

# HOME



**Chelmer Village**  
**Offers Over £200,000**  
**2-Bed First Floor Maisonette**

## Gilson Close

Requiring some improvement and occupying a cul-de-sac location within this popular residential development is this two bedroom first floor Maisonette, which is offered for sale with no onward chain. The accommodation comprises an entrance lobby with staircase to a first floor landing. There is a good sized lounge, which is open planed to a kitchen which is fitted with a range of base and wall units and has space and plumbing for a washing machine. In addition, there are two bedrooms and a bathroom WC. To the rear of the property there is a lawned communal garden whilst to the front there is an allocated parking space. This property is double glazed throughout and has electric heating. In addition, there is a long lease with a remaining term of 964 years.

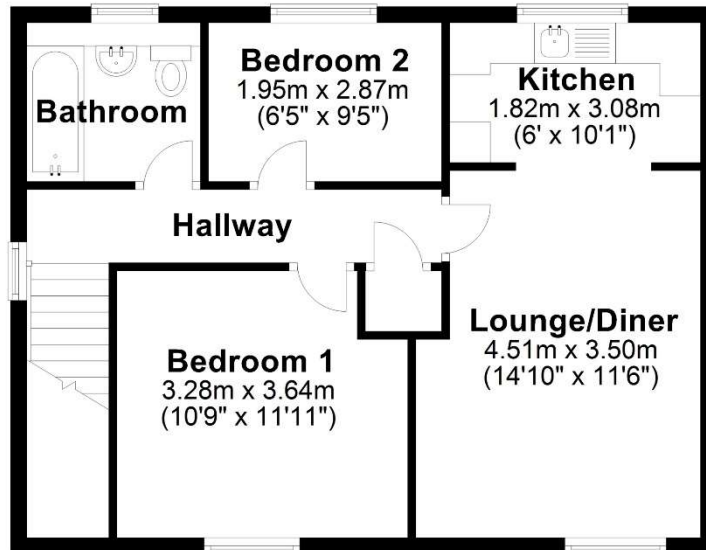
Chelmer Village is located on the outskirts of the City with a regular bus service to the Railway Station with trains to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The property is within walking distance of the local shopping square which has an ASDA superstore and Subway sandwich shop. There are two sought after Primary Schools and two local restaurants/taverns situated near by as well as River walks along the River Chelmer towards Boreham, Little Baddow and beyond.

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

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

## First Floor



APPROX INTERNAL FLOOR AREA  
52 SQ M 565 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.

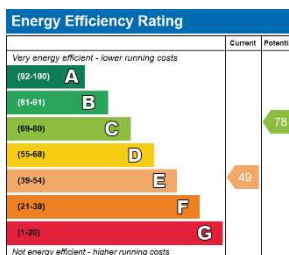
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HOME

### Features

- First floor maisonette
- Two bedrooms
- Electric heating
- Long lease
- Allocated parking space
- Cul-de-sac location
- No onward chain
- Walking distance of the village shopping square
- Approx. 1.5 mile walk to City centre
- Good access to the City & A12

### EPC Rating



### The Nitty Gritty

The Council Tax band for this property Band B and the annual amount is £1,526.

Lease length: 999 years from 25/3/1989 expiring on 24/03/2988. 964 years remaining.

Ground rent: £100pa. We are unaware of when the next increase would be.

Service charge: For 01/07/2022 to 31/12/2022 the bill was £788.13 which is paid in two instalments. An up to date bill is yet to be provided. The service charge is reviewed annually.

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. Please note that the Home Partnership do not take referral fees for contractors services relating to property maintenance.

