

HOME



City Centre
Guide Price £425,000
2-bed first floor apartment

Bond Street

This modern first floor apartment is situated within the sought after Hub development located within the heart of the City just a stones throw from the High Street and short walk of the railway station. Inside, there is an entrance hall, open plan living/kitchen creating a penthouse style living arrangement with access out on to a river facing terrace. There are two double bedrooms both with built in wardrobes and two bath/shower rooms which have been replaced with contemporary suites during the sellers ownership. Other benefits for this home include being offered for sale with no onward chain, a gas fired central heating system via radiators and having double glazed sliding doors leading on to the terrace from the living area and both bedrooms.

The Hub is located in the highly popular Bond Street area situated directly off Chelmsford's vibrant High Street which has a wide range of places to shop, eat, drink and socialise. The railway station is positioned less than half a mile away approximately an 8 minute walk with a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. Bond Street is also home to John Lewis and various other well known stores, with a choice of river front restaurants and an Everyman cinema.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

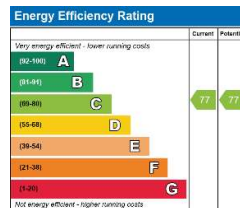
thehomepartnership.co.uk



Features

- Secure allocated parking space
- No onward chain
- Two double bedrooms
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes
- Less than half a mile to the train station
- Spacious living area with open plan kitchen
- River facing terrace 34' 0" (10.36m)
- Two replacement bath/shower rooms
- Gas fired central heating system by radiators
- Minutes from the High Street, shops, restaurants & bars

EPC Rating



The Nitty Gritty

Tenure: Leasehold

Length of lease: 125 years from 1 January 2005 (106 remaining years)

Ground rent: £200 per annum which is due to increase to £400 from 1 January 2030.

Maintenance charge: £2,300 per annum

Band E is the Council Tax band for this property and the annual council tax bill is £2,431.44.

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.

