

HOME



Chelmsford
£180,000
1-bed ground floor apartment

Rookes Crescent

A superbly presented one double bedroom ground-floor apartment situated on this popular development.

The accommodation comprises an entrance hall with security entry phone system which then leads through to a good sized lounge which in turn leads to a refitted kitchen with fitted oven and hob. Off the hallway there is a double bedroom as well as a re-fitted bathroom WC. To the rear of the property they are all communal gardens and there is casual parking available.

This property is exceptionally well presented and together with an extended lease an early viewing is strongly recommended.

Situated within a mile of the City centre and within walking distance of Central Park which is a beautiful open space next to the river with an ornamental lake, children's play area and weekly park runs. The City centre offers 2 shopping malls and a busy high street with many national and international stores as well as a thriving international market. The Bond Street Shopping area has a John Lewis Department Store and an Everyman Cinema. Essex County Cricket club is under a mile away and is located next door to Central Park. Chelmsford Railway Station has trains to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

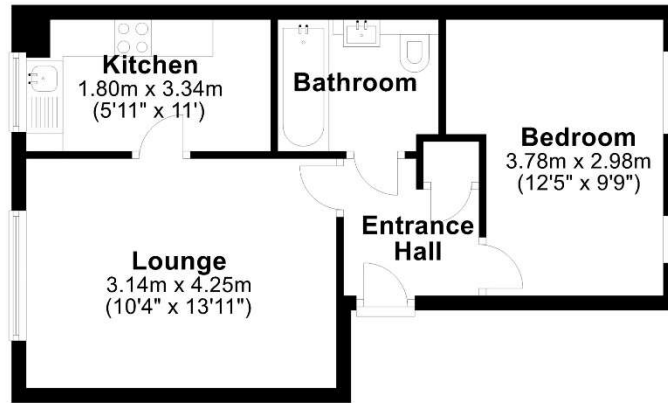
Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk



Ground Floor



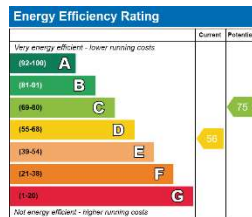
APPROX INTERNAL FLOOR AREA
38 SQ M 412 SQ FT
 This plan is for layout guidance only and is **NOT TO SCALE**
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Features

- Extended lease with 119 years remaining
- No onward chain
- Modern re-fitted kitchen
- Re-fitted bathroom
- New electric radiator heating
- Superbly presented throughout
- Security entry phone system
- Approx. 1 mile to Chelmsford station
- Overlooking green to the front
- Ideal first time or investment purchase

EPC Rating



The Nitty Gritty

Tenure: Leasehold

Band B is the Council Tax band for this property and the annual council tax bill is £1,547.28

Lease length: 125 years from 10/10/2018, expiring on 9/10/2143. 119 years remaining.

Ground rent: £250 per annum and is reviewed every 20 years of the term.

Service charge: £1768.88 for 1/11/2023 to the 31/10/2024. 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.

