

# HOME



**Beaulieu Park**  
**Offers Over £300,000**  
**2-bed first floor apartment**

## Centenary Way

Situated on the first floor, this apartment offers a modern and comfortable living space. As you enter the apartment, you are greeted by a spacious hallway that leads to all the main rooms. The heart of the apartment is the open plan living area which includes a lounge, dining area, and a modern fitted kitchen. The lounge area is bright and airy, with large windows overlooking the balcony, allowing plenty of natural light to flood in. The dining area can comfortably accommodate a dining table, perfect for entertaining guests. The kitchen is fitted with contemporary units and integrated appliances, offering everything you need for modern living.

The apartment comprises of two double bedrooms, providing ample accommodation for both residents and guests. The master bedroom benefits from fitted wardrobes, providing plenty of storage space. Both bedrooms are bright and spacious, offering a comfortable place to unwind after a long day. Completing this fantastic property is the modern family bathroom and en-suite shower room. Both bathrooms are well-appointed, featuring contemporary fixtures and fittings.

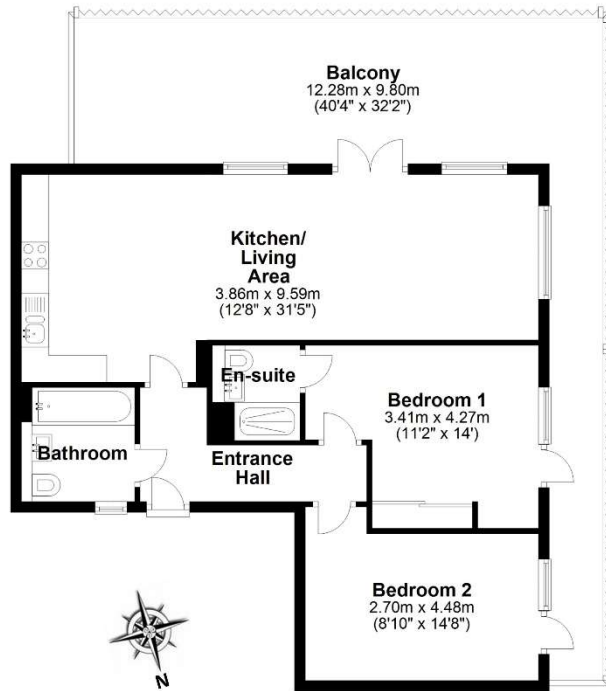
Overall, this beautifully presented two double bedroom apartment offers modern and comfortable living in a sought after development. With its impressive wrap-around balcony, allocated parking, and proximity to amenities, this property is not to be missed.

**Chelmsford**  
**11 Duke Street**  
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First Floor



APPROX INTERNAL FLOOR AREA  
72 SQ M 779 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

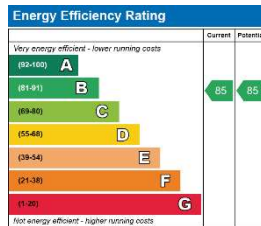
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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**HOME**

**Features**

- Fitted kitchen
- 31 foot wrap around balcony!
- Two double bedrooms
- Allocated parking
- Fitted wardrobes to the master bedroom
- Close to a range of shops and restaurants
- Gas central heating throughout
- Modern specification throughout
- Long lease of 242 years remaining
- Sought after development of Beulieu Park

**EPC Rating**



**The Nitty Gritty**

Tenure: Leasehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,768.32

Lease length: 250 years from 1/1/2015, expiring on 31/12/2164.

Ground rent: £300pa and is reviewed every 10 years of the term in line with RPI.

Service charge: £1,745.92 For 1/1/23 to 31/12/23. The service charge is reviewed annually.

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