

HOME



Chelmsford
£300,000
2-bed coach house

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

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Sandford Court

This spacious two bedroom coach house is conveniently situated for easy access into the city centre and railway station.

The accommodation, which is well presented throughout, features its own front door and entrance lobby with staircase to the first floor.

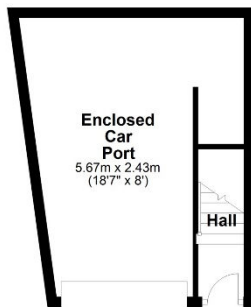
There is a good sized dual aspect, lounge/diner, with a door leading through to an inner hallway. The kitchen is fitted with a range of base and eye level units and incorporates a fitted oven and four ring hob as well as an integrated fridge/freezer, dishwasher and washing machine.

The master bedroom has a built-in wardrobe and an en suite shower room. Bedroom two also has a built-in storage cupboard. In addition, there is a bathroom WC. This property was built to a high insulation standard, has gas-fired underfloor heating and is triple glazed.

Outside the current owners have enclosed the carport with an electric roller door. The garage measures 18' 7 x 8'.



Ground Floor

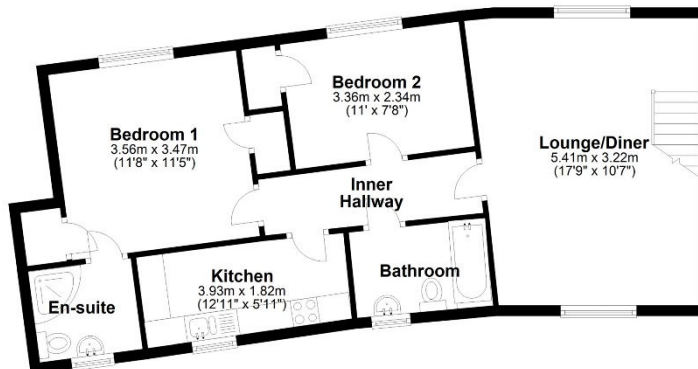


APPROX INTERNAL FLOOR AREA
22 SQ M 233 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
89 SQ M 949 SQ FT
INCLUDING CAR PORT

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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First Floor



APPROX INTERNAL FLOOR AREA
67 SQ M 716 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
89 SQ M 949 SQ FT
INCLUDING CAR PORT

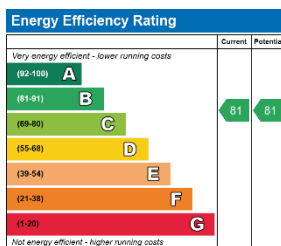
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Features

- First floor coach house
- Lounge/diner
- Two bedrooms
- En-suite shower room
- Walking distance to the City centre & station
- Underfloor heating
- Garage
- Fitted kitchen with appliances
- Well presented throughout
- Long remaining lease

EPC Rating



The Nitty Gritty

Tenure: Leasehold

Band D is the Council Tax band for this property and the annual council tax bill is £2,024.84

Lease length: 125 years from 14/7/2009 expiring on 13/7/2134

Ground rent: £175 which is due to double every 25 years. The next increase will be 2034.

Service charge: For 1/4/2023 to 31/3/2024 is £644.15. There is also a reserve payment due this year of £600 which the seller has paid. The service charge is reviewed annually.

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