

# HOME



**Chelmsford**  
**Offers Over £225,000**  
**2-Bed Apartment**

## Van Diemens Road

This stunning apartment in Chelmsford, offers the perfect blend of modern living and convenient location. With two double bedrooms and a recently refitted bathroom, this home boasts generous proportions throughout. The bright and airy living space is perfect for relaxing and entertaining in style, with large windows which flood the room with natural light. This property has been designed with practical living in mind, featuring practical and durable double glazing and an allocated parking space, ensuring total convenience for residents. The communal garden is the perfect spot for summer barbecues and outdoor dining.

Located just a mile walk from Chelmsford Station and a 0.6 mile walk to Chelmsford High Street, this home is well connected and provides excellent access to all local amenities, retail outlets and restaurants. Chelmsford is a vibrant city, steeped in history and culture. Residents will enjoy a wide array of leisure and recreational activities, including the Chelmsford Cathedral and Hylands House, the Chelmsford Museum and the Anglia Ruskin University. The heart of the city is home to an excellent range of shops, cafes and restaurants, making it the perfect place to unwind with a cup of coffee or enjoy a meal out with friends. In conclusion, this apartment presents an ideal opportunity for anyone looking for a chic, stylish and spacious home in one of Essex's most desirable locations.

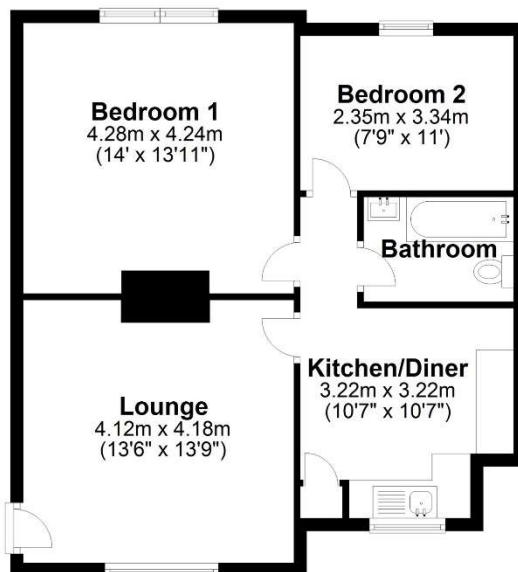
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

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



### First Floor



APPROX INTERNAL FLOOR AREA  
61 SQ M 658 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
83 SQ M 891 SQ FT

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

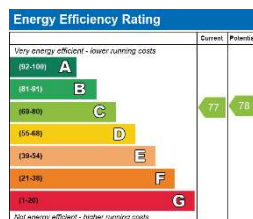
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Copyright HOME

### Features

- Allocated parking
- Communal garden
- Bright and airy living space
- Long lease remaining
- Spacious throughout
- Two double bedrooms
- Double glazed throughout
- Refitted bathroom
- 1 Mile walk to Chelmsford Station
- 0.6 Mile walk to Chelmsford High Street

### EPC Rating



### The Nitty Gritty

Tenure: Leasehold  
 Council Tax: The Council tax band for the property is Band C with an annual amount of £1,768.32.  
 Lease length: 125 years from 26/3/2007 expiring on 25/3/2132 with 109 years remaining.  
 Ground rent: £100 per annum which doubles every 25 years of the term.  
 Service charge: For 25/3/2022 to 24/3/2023 is £1,208.75. 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.

