

HOME



City Centre
Guide Price £425,000
2-bed period duplex apartment

High Street

Spread across a generous 1,319 square feet, this apartment offers ample space and a versatile layout. As you enter, you are greeted by a spacious hallway with storage and staircase leading down to the 28ft lounge. The lounge also features a convenient additional recess with is currently used as a bar area. The property boasts two double bedrooms, each with their own dressing areas. Additionally, there is a Jack and Jill shower room with underfloor heating. A highlight of this home is the top-quality 25ft fitted kitchen, complete with all necessary appliances including Boiling water tap and quartz worktop. In addition to the Jack & Jill shower room, there is a further bathroom also with underfloor heating. This property is equipped with gas radiator central heating, ensuring warmth and comfort throughout the year. A security entry system adds an extra layer of peace of mind and convenience.

Parking is often a challenge in the city, but this property solves that problem with parking available for two vehicles.

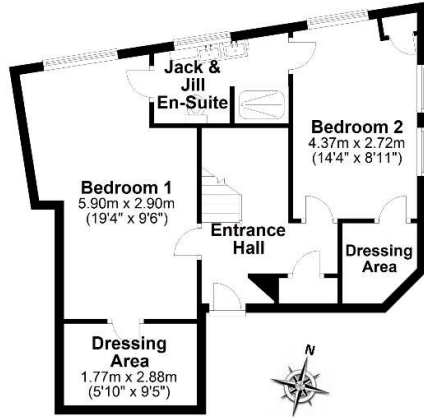
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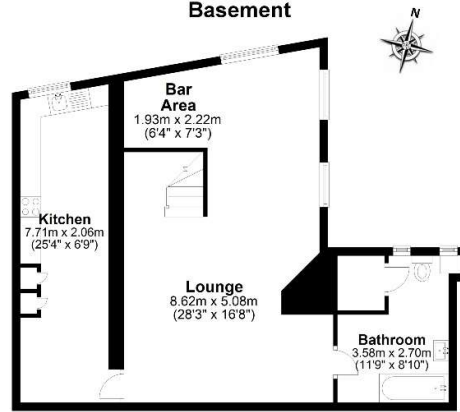
Agents note: Please note that the legal title shows just one parking space formally allocated to the property, however the area in front of the allocated space cannot be used by anyone else and therefore has been utilised as an additional space by the owners in a tandem parking arrangement.

Ground Floor



APPROX INTERNAL FLOOR AREA
53 SQ M 574 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
122 SQ M 1319 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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Basement

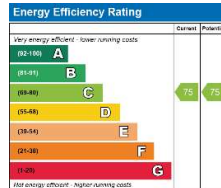


APPROX INTERNAL FLOOR AREA
48 SQ M 518 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
122 SQ M 1319 SQ FT
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Features

- Period converted duplex apartment
- 1,319 sq.ft
- Parking for 2 vehicles
- Two double bedrooms with dressing areas
- Jack & Jill shower room
- 28Ft lounge
- 25Ft fitted kitchen with appliances including Boiling water tap and quartz worktop
- Further bathroom
- Gas radiator central heating
- Security entry system

EPC Rating



The Nitty Gritty

Tenure: Leasehold

Council Tax: The Council tax band for the property is Band E with an annual amount of £2,431.44.

Lease length: The property was granted a 125 year lease on 1st January 2019. There are currently 120 years remaining.

Ground rent: £425 pa. Fixed until 31st Dec 2043 after which it will be reviewed every 25 years in line with RPI.

Service charge: Approx. £2,595.00 pa. The service charge is reviewed annually.

Building insurance annual charge: £522. This is changeable on an annual basis inline with any insurance premium.

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.

