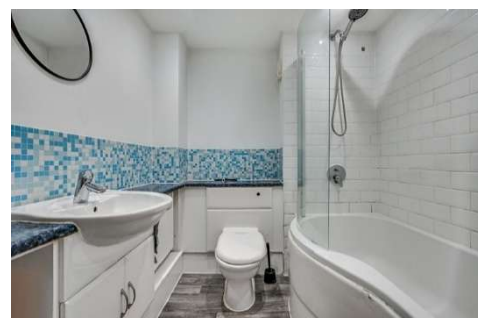


APARTMENTS

by HOME PARTNERSHIP



Chelmsford
£230,000
2 bed apartment



Primrose Hill

Situated within the Cedrus Court development within the heart of the City centre. Inside, there is an entrance hall, an impressive lounge/diner, separate kitchen, two double bedrooms and bathroom. The property is being offered for sale with no onward chain and a brand new extended lease term upon completion with a new revised peppercorn ground rent. Outside, there is also allocated parking space.

The location is a real highlight, with Chelmsford railway station just 0.4 miles away, making this an excellent choice for commuters travelling into London and beyond. Chelmsford High Street is approximately 0.8 miles away, offering an extensive selection of shops, restaurants, bars and everyday amenities, whilst Central Park is also within easy walking distance and provides an ideal escape for those looking to enjoy the outdoors. Permit parking is available, adding further convenience to this well positioned apartment. With its spacious accommodation, excellent transport links and strong rental appeal, this is an ideal first time purchase or investment opportunity.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk



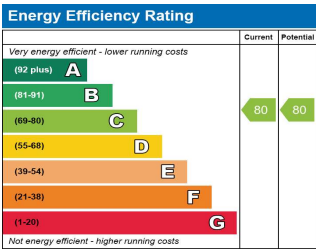
TOTAL APPROX INTERNAL FLOOR AREA
61 SQ M 655 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this
plan, please check all dimensions, shapes &
compass bearings before making any decisions
reliant upon them.
Copyright

APARTMENTS

Features

- Brand new extended lease upon completion
- No onward chain
- Gas central heating
- Spacious lounge
- Separate kitchen
- 0.4 Mile walk from - Chelmsford train station
- 0.8 Mile walk to Chelmsford High Street
- Walking distance of both - Central & Admirals Park
- Allocated Parking
- Ideal first time or investment purchase

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property is being sold with a brand new extended lease upon completion and will come with a 990 year lease term.

Service Charge: The service charge is £1,482. The service charge is reviewed annually.

Ground Rent: A brand new peppercorn ground will be granted upon completion of the new lease.

Band C is the council tax band for this property with an annual amount of £1,926.96.

The Nitty Gritty

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.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

