APARTMENTS
by HOME PARTNERSHIP

Admiral Mews
Guide Price £250,000 - £260,000
1-bed top floor apartment

Constable House

Perfectly positioned in the heart of Chelmsford, this beautifully presented one bedroom top floor apartment offers an ideal opportunity for first-time buyers looking to step onto the property ladder. Modern interior throughout, this property is ready to move straight into, allowing the new owner to enjoy contemporary city living from day one.

Situated within a private development, the apartment offers a welcome sense of privacy while placing Chelmsford's vibrant city centre right on your doorstep. The accommodation centres around a bright and spacious open-plan lounge/kitchen, creating a sociable and versatile living space ideal for relaxing or entertaining. The property further benefits from a private balcony overlooking the city, providing the perfect spot to enjoy a morning coffee or unwind in the evening while taking in the beautiful sunset views. The apartment also benefits from having no adjoining flat walls, offering an added level of privacy, and is not overlooked. The well proportioned bedroom and modern finish throughout make this an appealing home for those seeking a stylish, low maintenance lifestyle. Further enhancing the property's appeal is an allocated parking bay complete with an EV charging point, alongside ample visitor parking for added convenience.

For added peace of mind, approximately seven years remain on the new-build warranty. The property was built with an impressive 999 year lease and benefits from a peppercorn ground rent.

Chelmsford
11 Duke Street
Essex CM1 1HL

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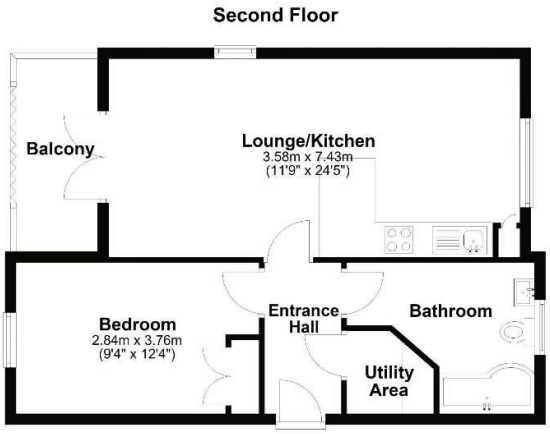
Floor Plans



TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING BALCONY)
53 SQ M 575 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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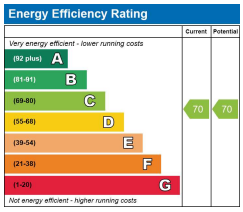
Features

- No onward chain
- Allocated parking bay with EV charging point
- Top floor apartment
- Balcony overlooking the city
- 7 years remaining on new build warranty
- Built with a 999 year lease
- Peppercorn ground rent
- Cul-de-sac location
- Private development
- Walking distance of the High Street & railway station

EPC Rating



Leasehold Information

Tenure Leasehold

Council Tax Band C is the council tax band for this property with an annual amount of £2,006.08.

Lease The property was built with a 999 year lease commencing 01/06/2024 . There are 997 years remaining.

Service Charge At the moment the management company hasn't charged any service charge. However, on the lease it does state that residents will pay £1000per year. Management company are currently in the process of working this out and arranging, for the time being residents are just to pay for communal electrics and building insurance. This is expected to start within the next 3 years.

Ground Rent Peppercorn

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.

The Property Ombudsman
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