

APARTMENTS

by HOME PARTNERSHIP



Chelmsford
£400,000
2-bed duplex apartment

High Street

Set within the heart of Chelmsford's vibrant city centre, this distinctive 1,279 sq ft duplex apartment offers an excellent opportunity for anyone looking to enjoy the convenience of everything the city has to offer. Available with no onward chain, the property combines character, space and a layout that is both practical and a little different from the norm. Arranged over two floors, the apartment makes an immediate impression with its high ceilings and original character, creating a sense of space that's often hard to find in modern developments. The entrance level is home to two generous double bedrooms, making it an ideal choice for professionals, couples or those needing space for guests or a home office. The principal bedroom benefits from its own en-suite shower room, while a separate cloakroom adds further convenience.

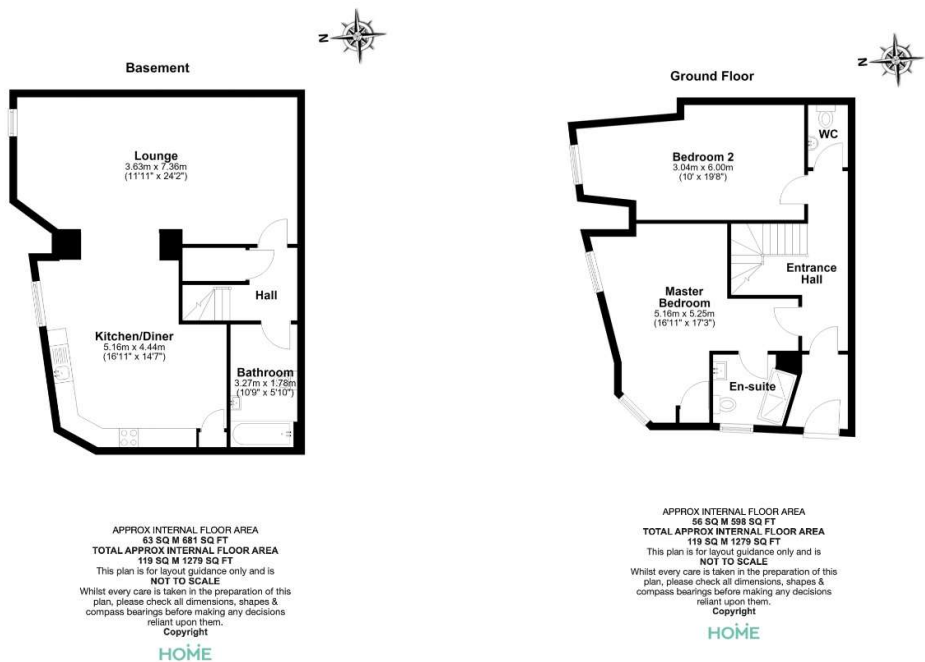
A feature staircase leads to the lower level, where the main living accommodation has been designed with modern living in mind. The open-plan layout creates a sociable space that flows effortlessly between the lounge, dining area and contemporary fitted kitchen, making it equally suited to relaxing at home or entertaining family and friends. The main bathroom is also located on this level.

Outside, the property benefits from an allocated parking space within a secure gated car park, providing the added convenience of private parking in such a central location. Further advantages include gas central heating, excellent storage throughout and the reassurance of being offered to the market with no onward chain.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

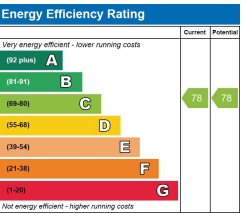
Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370



Features

- 1,279 SQFT Duplex apartment
- Two double bedrooms
- Ensuite to master
- Gated allocated parking
- Separate WC
- Open plan living
- Short 4 minute walk (0.2m) to Station
- High Street location
- Gas central heating

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was converted with a 125 year lease commencing 01/01/2019 . There are 117 years remaining.

Service Charge: For the period of 01/07/26- 31/12/26 the service charge is £1,205.44. The service charge is reviewed annually. The service charge is set at an initial apportionment of 21.29% of the total maintenance, repair, and operational costs for the building. (The exact monetary total varies annually based on the Landlord's actual or estimated service expenditures for that year)

The Nitty Gritty

Ground Rent: £450 per annum. Reviewed on 1 January 2044 and every 25 years thereafter, indexed upward to RPI.

Band E is the council tax band for this property with an annual amount of £2,758.36.

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.