APARTMENTS
by HOME PARTNERSHIP

Chelmsford
Guide Price £210,000
2-bed first floor apartment

Baddow Road

An excellent opportunity for first time buyers and buy-to-let investors alike, to purchase a well priced modern two-bedroom apartment situated in the heart of the City with a strong investment potential. The block is approached through a security entrance phone system for residents with a lift and stairs to all floors. Inside, there is an entrance hall, open-plan kitchen/living space with balcony, two bedrooms, an en-suite shower room and a separate bathroom. Outside, there is the use of secure gated permit parking space at the cost of £150 per annum. For investors, a suggested rental income of £1,400 pcm (£16,800 annually) has been suggested returning a potential gross rental yield of 8% making this an appealing addition to any property portfolio.

Excellently positioned in the heart of the City centre within a short walk of the High Street and railway station. This apartment is perfectly positioned for commuters and those looking to enjoy everything the city has to offer. A fantastic selection of shops, restaurants, cafés, bars and leisure facilities are all within easy walking distance, making this a superb home for those seeking both convenience and lifestyle. Combining a sought after city centre location with river walks on your door-step and excellent road links to the A12 & A130 this is a fantastic opportunity to secure a well priced modern apartment.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

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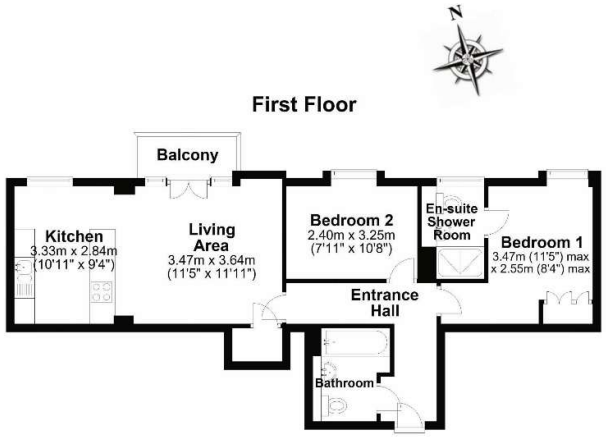
Floor Plans



TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING BALCONY)
65 SQ M 699 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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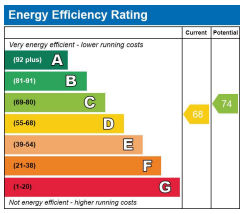
Features

- Situated in the heart of the City
- Gated parking space
- Open plan kitchen/living space
- Balcony
- Two bedrooms
- Two bath/shower rooms
- Walking distance of the High Street & railway station
- Trains to London Stratford from 31 mins & Liverpool Street from 36 mins
- Good access for the A12 & A130
- Perfect for first time buyers or buy to let

EPC Rating



Leasehold Information

Tenure Leasehold

Council Tax Band D is the council tax band for this property with an annual amount of £2,256.84.

Lease The property was built with a 125 year lease commencing 01/01/2004. There are 103 years remaining

Service Charge The annual service charge is £3,279.80, payable in two instalments every six months. The service charge for the period 1 July 2026 to 31 December 2026 is £1,639.90.

Ground Rent £250 per annum.

Parking space: The property comes with the use of a permit parking space situated behind electric gate at the cost of £150 per annum.

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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