APARTMENTS
by HOME PARTNERSHIP













Chelmsford
Guide Price £240,000 - £250,000
2-bed top floor apartment

Patching Hall Lane

Perfectly suited to first time buyers looking to take their first step onto the property ladder, this top floor flat offers spacious accommodation, useful storage and the added benefit of a garage. The property features two generously sized double bedrooms, a separate kitchen and a private balcony overlooking the front, providing a lovely spot to enjoy a morning coffee. Other benefits include an external brick-built storage shed, 141 years remaining lease term and low ground rent are a few stand out points.

Conveniently located approximately 1.2 miles from Chelmsford railway station, the property is ideally placed for commuters, with an easy bus route providing access into Chelmsford city centre. Chelmsford itself has so much to offer, making it a fantastic place to call home. The vibrant city centre boasts an excellent selection of shops, restaurants, cafés and bars, alongside popular high street brands and independent retailers. There are also beautiful green spaces, leisure facilities and a variety of local amenities to enjoy. For commuters, Chelmsford offers direct rail links into London Liverpool Street, making it a popular choice for those looking to balance city working with a more relaxed lifestyle.

Chelmsford
11 Duke Street
Essex CM1 1HL

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Floor Plans



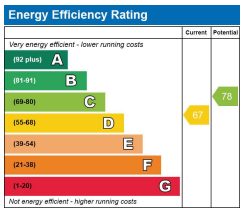
TOTAL APPROX INTERNAL FLOOR AREA
72 SQ M 775 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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APARTMENTS

Features

- Guide Price £240,000 - £250,000
- 141 years remaining on lease
- Garage in block
- Balcony
- Brick built storage shed
-Two double bedrooms
- Separate kitchen
- Top floor flat
- 1.2 miles to Chelmsford train station
- Easy bus route into Chelmsford City centre

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 182 year lease commencing 01/06/1982. There are 138 years remaining

Service Charge For the period of 01/01/26 – 31/12/2026 the service charge is £2046 which is paid in quarterly instalments. The service charge is reviewed annually.

Ground Rent £0 per annum. Plus any review dates, the amount by and when its next due to be reviewed

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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