

HOME



Chelmsford
£250,000
2-bed ground floor maisonette

Sandford Court

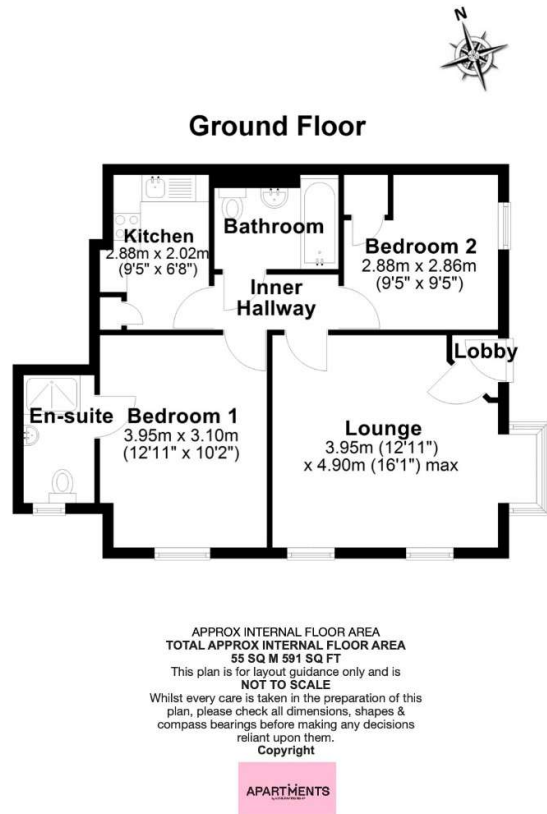
Conveniently situated within easy access to Chelmsford High Street and railway station is this well presented two bedroom ground floor maisonette. The accommodation comprises an entrance hall with a door giving access to a good sized dual aspect lounge. Leading of the lounge is an inner hallway with a door leading to the master bedroom which has the benefit of an ensuite shower room. In addition there is a further double bedroom which has a built-in cupboard. The kitchen is fitted with a range of base and eyelevel units and has a fitted oven, a four ring hob and extractor hood as well as an integrated fridge/freezer and space and plumbing for a washing machine. There is also a bathroom. Outside there are communal gardens and an allocated parking space. The specification of this property is impressive and includes underfloor heating throughout.

Sandford Court is superbly located in the City just a mile walk to the railway station with trains to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The City centre itself has two large shopping malls and a pedestrianised High Street home to a mix of national and international stores, places to eat, drink and socialise. The new Bond Street shopping complex has a John Lewis department store, an Everyman Cinema and a range of restaurants, eateries and bars next to the river.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

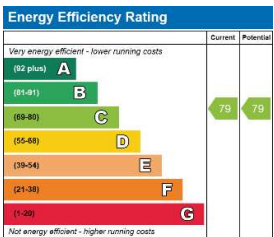
thehomepartnership.co.uk



Features

- Ground floor maisonette
- 0.9 miles to Chelmsford Train Station
- 0.5 miles to Chelmsford High Street
- Allocated parking plus visitors parking
- Underfloor heating throughout
- Ensuite to master bedroom
- Modern fitted kitchen with integrated appliances
- 109 years remaining on lease
- Well presented throughout
- Ideal first purchase

EPC Rating



Leasehold Information

Tenure: Leasehold

Council Tax: The Council tax band for the property is Band C with an annual amount of £1,926.96

Lease length: The property was built with a 125 year lease from 14/7/09 and has 108 years remaining

Ground rent: £175 per annum, which is due to increase to £249 per annum from 2034.

Service charge: £1,565.44 per annum. This includes buildings and a reserve payment of £500. The service charge is reviewed annually.

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.

