

APARTMENTS

by HOME PARTNERSHIP



Chelmsford
£300,000
2-bed apartment

High Street

If you're looking for a home that offers the energy of city living without compromising on space or privacy, this top-floor penthouse is for you. Set in the centre of Chelmsford, the apartment enjoys an enviable location with shops, restaurants, cafés and the mainline station all within easy reach. Inside, the accommodation has been thoughtfully arranged to create a home that feels bright, spacious and easy to live in.

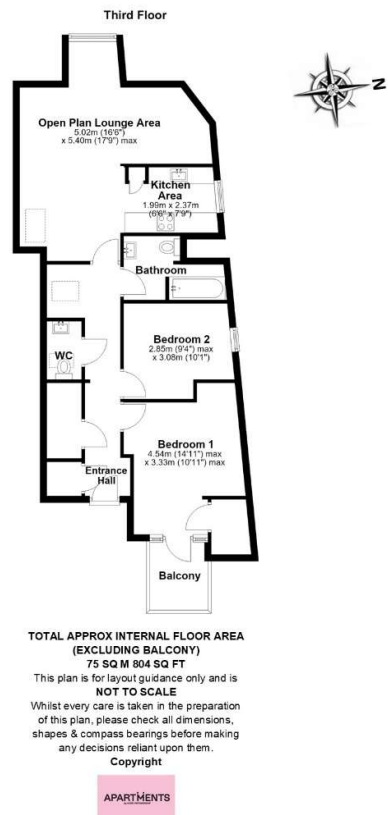
The heart of the apartment is the open-plan living area, where generous proportions and natural light. Whether you're hosting friends, working from home or enjoying a quiet evening in, the layout offers plenty of flexibility. The adjoining contemporary style kitchen boasts integrated appliances and ample storage, making it as practical as it is attractive.

One of the property's standout features is the private terrace. Rarely found with city-centre homes, this secluded outdoor space offers the perfect place to enjoy your morning coffee, unwind after work or make the most of warmer evenings. The main bathroom has been finished with modern fittings and benefits from underfloor heating for added comfort, while a separate WC provides extra convenience.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

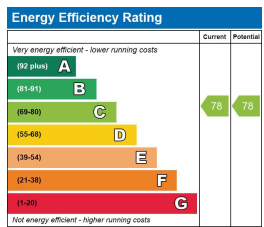
thehomepartnership.co.uk



Features

- Period converted penthouse style
- Two double bedrooms
- Private terrace
- Gated allocated parking
- 804 Sqft
- Seperate 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 built with a 125 year lease commencing 01/01/2019 . There are 117 years remaining . Reviewed on 1 January 2044 and every 25 years thereafter, indexed upward to RPI

Service Charge: For the period of 1 Jan 2026 - 31 Dec 2026 the service charge was £1,706. The service charge is reviewed annually. The service charge is set at an initial apportionment of 15.07% 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: £350 per annum; Subject to review on 1 January 2044 and every 25 years thereafter, indexed to the Retail Prices Index (RPI).

Car Park Service Charge : £250 per year

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

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.