

HOME



Chelmsford
£225,000
2-bed first floor retirement apartment

New Writtle Street

For sale is a well presented, first floor two bed roomed retirement apartment for the over 60's which is accessed via lifts and stairs at either end of the building.

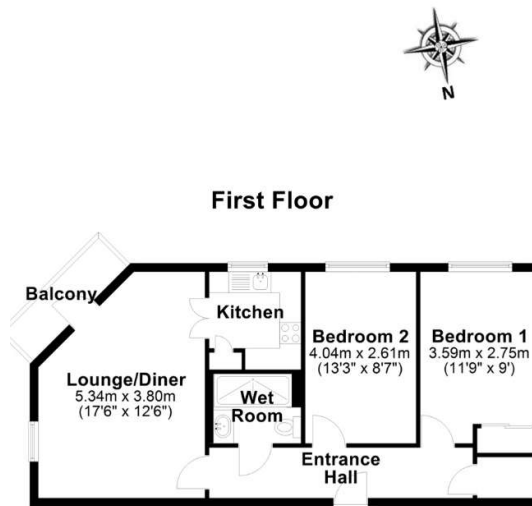
The apartment is in a good position within the development and is light and airy. There is a spacious lounge/diner that features windows and a door to a balcony. The lounge leads through to the kitchen area which is fitted with a range of modern units with integrated fridge/freezer and cooker and hob which will remain. The master bedroom has a double fitted wardrobe with mirror fronted doors. In addition there is a second double bedroom and a wet room.

The development, provides a security entry phone system as well as non-resident management staff and there is 24hr Careline alarm service for each apartment. The resident's lounge has WIFI connections and hosts many functions and also affords a quiet area and small kitchenette. Residents have the benefit of a picturesque communal landscaped garden with a decked terrace and outdoor seating area. The laundry room has good facilities for residents. There is also a guest suite available for visitors at a nominal charge. Resident parking is negotiable with the management staff. This development was built 13 years ago.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

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



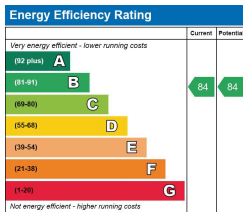
TOTAL APPROX INTERNAL FLOOR AREA
60 SQ M 647 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this
plan, please check all dimensions, shapes &
compass bearings before making any decisions
reliant upon them.
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APARTMENTS

Features

- Lounge with balcony
- Two double bedrooms
- Picturesque communal gardens with seating area
- Wet room
- Walking distance to Central Park
- No onward chain
- Careline alarm service
- Residents lounge
- Approx 0.5 mile walk to the City Centre

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 125 year lease commencing 1/1/2013 . There are 112 years remaining

Service Charge: For the period of 1/4/26 – 31/3/27 the service charge is £5084.40 which includes all heating and water and is payable monthly. The service charge is reviewed annually.

Ground Rent: £495 per annum. This increases every 15 years, the next review is in 2028.

Council Tax: Band E is the council tax band for this property with an annual amount of £2,649.57.

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.

