APARTMENTS
by HOME PARTNERSHIP

**Chelmsford**
**£190,000**
**1 bed maisonette**

## Wood Street

Offered for sale with no onward chain, this one-bedroom ground-floor maisonette on Wood Street, Chelmsford makes a brilliant first home. Having your own front door makes a big difference straight away, opening into an entrance lobby with a really handy large storage cupboard for. From here, you head through to a bright, spacious lounge that easily fits a comfortable seating setup alongside space for a small dining table. Just off the lounge is the kitchen, which has a back door opening directly out into your own private garden. Heading back through the hallway, you have a good-sized double bedroom with plenty of room for wardrobes, and lastly there is a main bathroom.

Outside, along with your private garden, the home also comes with a single garage taking the hassle out of parking or giving you that extra bit of secure storage. Set along Wood Street, you're in a convenient spot for getting into Chelmsford city centre, picking up local amenities, and hopping on nearby transport links.

**Chelmsford**
**11 Duke Street**
**Essex CM1 1HL**

**thehomepartnership.co.uk**

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## Floor Plans

**TOTAL APPROX INTERNAL FLOOR AREA**
**45 SQ M 488 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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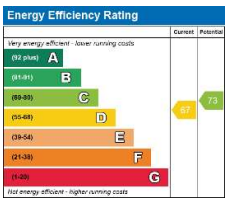
APARTMENTS

## Features

- 488 sq ft of internal accommodation
- No onward chain
- Garage
- Approximately 0.7 miles from Moulsham Street
- Spacious double bedroom
- Private rear garden
- Good access to the A12 & A414
- No service charge
- Gas central heating
- Approximately 1.8 miles to Chelmsford Station

## EPC Rating




## Leasehold Information

**Tenure:** Leasehold

**Lease:** The lease was extended to a 99 year lease commencing 1/1/2014. There are 86 years remaining. Expiry Date: 31 December 2112 (99 years from 1 January 2014)

**Service charge:** We are advised that the property carries no annual service charge.

**Ground rent:** £300 per annum for the first 15 years of the term, thereafter doubling every 15 years. "The Government has published draft leasehold reform legislation which proposes capping ground rents at £250 per year (and reducing to a peppercorn after 40 years) once enacted, potentially from late 2028, subject to parliamentary approval."

## The Nitty Gritty (Harry Potter Edition)

Band B is the council tax band for this property with an annual amount of £1,755.32.

As trusted members of our little wizarding community, we've had the good fortune of getting to know some of the finest professionals in the realm. Should we recommend one to you, you can rest assured that it will be done in good faith, with the hope that they'll help make your property journey as smooth as a ride on the Hogwarts Express. That said, a small number of the professionals we recommend — certainly not the majority — may, on occasion, provide us with a referral fee of up to £200. You are, of course, under absolutely no obligation to use any third party we recommend. The choice, much like the Sorting Hat, is entirely yours.

Should your offer on one of our properties be accepted and you successfully proceed with the purchase, there will be a £36 administration charge per person (including VAT). This non-refundable fee covers the completion of our Anti-Money Laundering (AML) identity checks — a little bit of magical due diligence to ensure everything is above board before the keys make their way to you.

The Property Ombudsman
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