

# HOME



**Chelmsford**  
**Offer in excess of £250,000**  
**2-bed first floor apartment**

## Mary Munnion Quarter

This charming first floor flat in Chelmsford is the perfect opportunity for a first time buyer or investor. The property boasts a modern interior throughout, with a spacious open plan living/kitchen area that is perfect for entertaining guests. The two bedrooms are well-sized and the 9'6 high ceilings add a touch of elegance to the space. The flat also features gas radiator heating for added comfort. The property comes with the added bonus of allocated parking, making it convenient for residents with vehicles. Being on the first floor, the flat offers a sense of privacy and security. Additionally, the property comes with a complete onward chain, simplifying the buying process for potential buyers.

Located close to a range of local amenities, this flat is ideal for those looking for convenience in their day-to-day lives. Whether it's shopping, dining, or entertainment, everything is just a short distance away.

Located only 1.5 miles from Chelmsford station, this property is perfect for commuters. Chelmsford station offers excellent transport links to London Liverpool Street, making this property ideal for anyone working in the city. The property is also located close to a range of local amenities, including shops, restaurants and bars. The Tesco superstore is only a 0.3 mile walk from the property, ensuring that all your grocery shopping needs are easily accessible. Chelmsford is a vibrant city, offering plenty to see and do. The city boasts an excellent range of shops, restaurants and bars, making it the perfect place to spend a weekend.

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

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

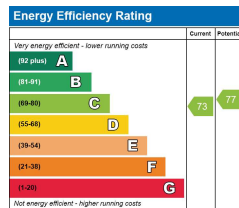
**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370



**Features**

- First floor
- Complete onward chain
- Allocated parking
- Open plan living/kitchen area
- Two bedrooms
- Feature 9'6 high ceilings
- Gas radiator heating
- Ideal first time purchase or investment
- Modern interior throughout
- Close to a range of local amenities

**EPC Rating**



**Leasehold Information**

Tenure: Leasehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,926.96.

Lease length: 125 years from 1st January 2013 with 113 years remaining.

Ground rent: £250 per annum which was reviewed last year.

Block Service charge: For 01/04/2025 to 30/9/2025 is £514.43 The service charge is currently paid bi-annually.

Estate service charge: For 1/4/2025 to 30/9/2025 is £325.48

**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.

