

# HOME



**Chelmsford**  
**£240,000**  
**2-bed second floor apartment**

## Wells Crescent

This 2 double bedroom apartment the heart of the city centre is the ideal first time purchase or investment opportunity. Situated just 0.1 mile from Chelmsford train station, this property offers convenient access to transportation for commuters.

Both bedrooms in this flat feature fitted wardrobes, with the master bedroom having the added luxury of an ensuite bathroom. The property also boasts secure underground allocated parking, a communal first floor terrace, and a concierge service for added convenience. Residents of this flat have exclusive access to a private gym, perfect for those looking to stay active without having to leave the building. With 135 years remaining on the lease, buyers can have peace of mind knowing they have a long-term investment.

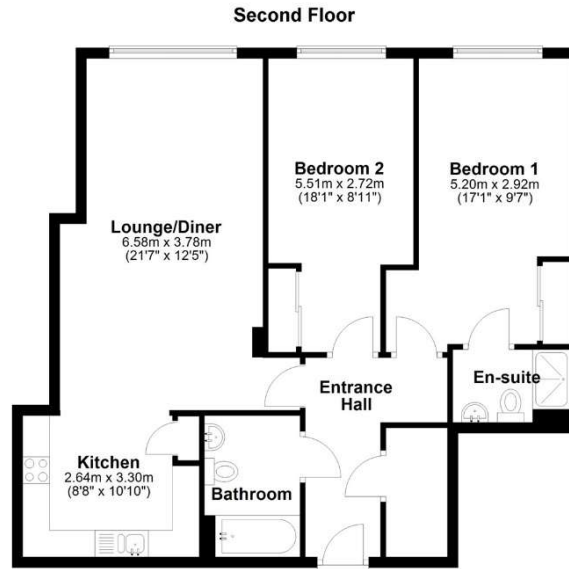
Chelmsford is a vibrant city with plenty to offer residents. From shopping and dining in the city centre to exploring the nearby parks and nature reserves, there is something for everyone to enjoy.

With its unbeatable location, modern amenities, and no onward chain, this flat is truly a fantastic opportunity for buyers looking to make a move into this bustling city.

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

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

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**TOTAL APPROX INTERNAL FLOOR AREA**  
83 SQ M 898 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

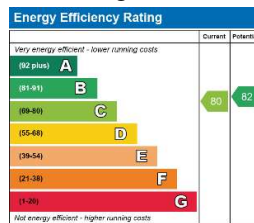
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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**HOME**

### Features

- Ideal first time purchase or investment with net yield of 5.35%
- 0.1 mile to Chelmsford train station
- Two double bedrooms, both with fitted wardrobes
- Ensuite to master bedroom
- Secure underground allocated parking
- Communal first floor terrace
- Concierge service
- Private residents gym
- 135 years remaining on the lease
- No onward chain

### EPC Rating



### Leasehold Information

Tenure: Leasehold

Band E is the Council Tax band for this property and the annual council tax bill is £2,649.57

Lease length: 154 Years from 3rd January 2007 and expires 31st March 2161. There are 135 years remaining.

Ground rent: £270 per annum. The ground rent will be reviewed alongside the RPI index.

Service charge: £4,421.80 per annum from 01/10/2024 to 30/09/2025, paid in two half yearly advance instalments of £2,210.90. 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. 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.

