

# HOME



**Chelmsford**  
**£230,000**  
**2-bed ground floor maisonette**

## Arnhem Road

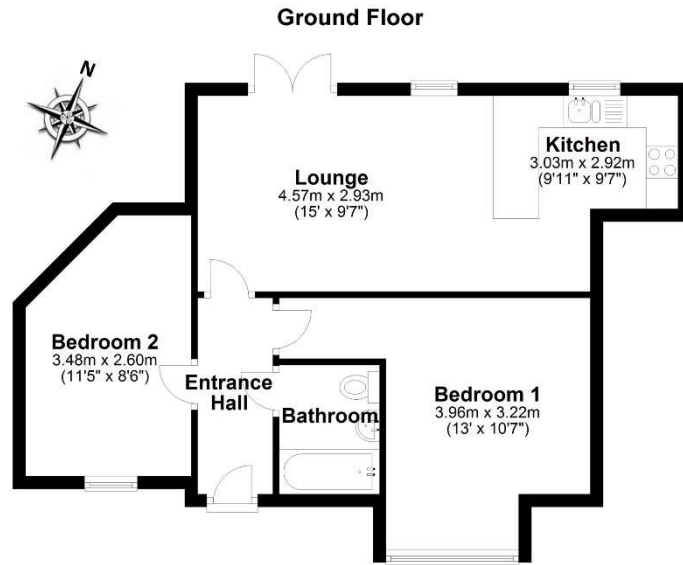
This modern ground floor maisonette is being offered for sale with no onward chain and as a share of freehold meaning buyers will benefit from low monthly maintenance costs and zero ground rent payable. Inside, there is your own entrance hall, open plan lounge/kitchen with French doors leading out to the garden, two bedrooms and a bathroom with a white suite. Outside, there is a parking space to front and an enclosed private garden. Other benefits for this home include uPVC double glazed windows, a gas fired central heating system by radiators and also the choice of purchasing both the ground and first floor maisonettes for those looking for a freehold investment purchase.

Arnhem Road is located on the north side of Chelmsford within 2 miles of the City centre and railway station by bus or a 1.5 mile walk. There is a local parade of shops just a short walk away to cater for your everyday needs and home to the popular Churchill's Fish & Chips. Chelmsford Sport and Athletics Centre (CSAC) is also on your doorstep a major sporting venue with first class indoor and outdoor athletics facilities. It provides significant opportunities for elite athletes as well as the local community and also home to Chelmsford City Football Club.

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

**Sales**  
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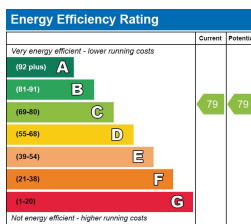


HOME

**Features**

- A choice of two maisonettes
- No onward chain
- Own private & enclosed garden
- Parking space to front
- Walking distance of the local shops
- Just a 1.5 mile walk of the City & railway station
- Ground floor with your own front door
- Modern kitchen
- Two bedrooms
- Ideal first time or investment purchase

**EPC Rating**



**Tenure Information**

Tenure: Share of freehold

Lease length: A 999 year lease will be granted upon completion.

Ground rent: Peppercorn.

Management company: As the buyer will be purchasing a 50% share of the freehold the purchasers of 12A & 12B would be advised to set up a private management company to handle any shared maintenance and buildings insurance costs.

**The Nitty Gritty**

Council Tax: Band B is the council tax band for this property with an annual amount of £1,621.

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 £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

