

HOME



Chelmsford
£285,000
1-bed first floor apartment

Goldlay Gardens

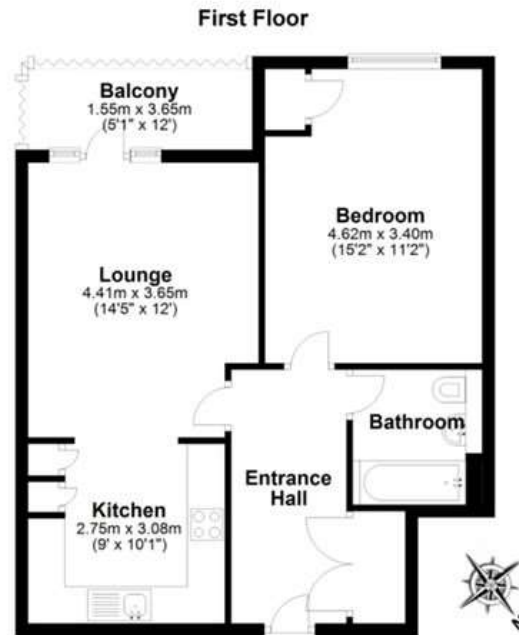
This superbly presented one double bedroom first floor apartment is located just 0.3 miles to Chelmsford High Street and under 1 mile walk to Chelmsford train station. The accommodation comprises an entrance hall with a large double built-in storage cupboard and video entry phone system. A door gives access to a good sized living area with double glazed doors and windows leading on to a balcony measuring 11' 6 x 5' 9. There is a modern fitted kitchen with a range of base and eye level units and with integrated appliances including a double oven an induction hob and extractor hood and integrated washing machine, dishwasher and fridge/freezer that opens out into the living area. The property is served by underfloor heating throughout and has an allocated parking space as well as visitors parking spaces.

Old Moulsham is positioned within the heart of Chelmsford and just a short walk away from the High Street, sought after schools and the railway station. The station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes making the area a popular place to live for commuters. There are various recreational facilities, parks and public open spaces including Oaklands House which set in a landscaped 12-acre park with a rose garden, sports pitches, tennis courts & 2 free-entry museums.

Old Moulsham
88 Moulsham Street
Essex CM2 0JF

Sales
01245 344 644
Lettings
01245 253 377
Mortgages
01245 253 370

thehomepartnership.co.uk



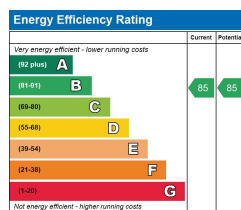
APPROX INTERNAL FLOOR AREA
55 SQ M 596 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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Features

- First floor
- Sought after Old Moulsham area
- Walking distance of the High Street & railway station
- Good access to the A12 & A414
- Fitted kitchen with appliances
- Underfloor heating
- Allocated parking and visitors parking
- Short walk to Moulsham Street
- Video entry phone system
- Balcony

EPC Rating



Leasehold Information

Tenure: Leasehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,852.88

Lease length: 250 years from 1/8/2018, expiring on 31/7/2268.

Ground rent: £200 per annum and is reviewed every 25 years of the term in line with the RPI.

Service charge: From 1/1/24 - 31/12/24 service charge is £1,390.78, currently paid in two equal instalments in June and December. 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 £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

