

# HOME



**Chelmsford**  
**£220,000**  
**1-bed first floor apartment**

## Bond Street

This stunning first floor flat in the heart of Chelmsford offers a comfortable and convenient lifestyle for its future owner. The flat features a secure entry system, gas central heating throughout, and lifts to all floors for added convenience. The double bedroom is spacious and bright, with access to two balconies. The open plan living area is perfect for relaxing or entertaining guests, and the fitted kitchen is modern and functional.

The property is ideally located just a 0.4 mile walk to Chelmsford station, providing easy access to London and other major cities. It is also close to local shops, restaurants, and a wide range of leisure activities, making it the perfect place to call home. Whether you enjoy shopping, dining out, or exploring the great outdoors, Chelmsford has something for everyone. From the Chelmsford Museum and Hylands House to the Central Park and RHS Garden Hyde Hall, there are plenty of attractions to enjoy in this vibrant city.

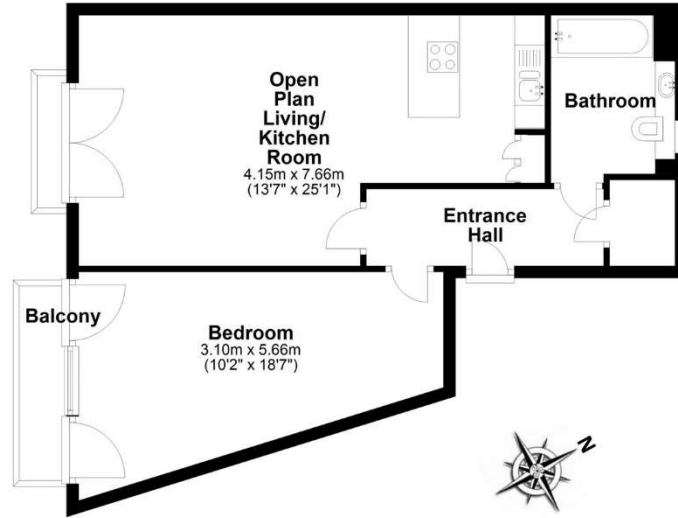
Don't miss out on the opportunity to own this fantastic flat in one of Essex's most desirable locations. Schedule a viewing today and make Chelmsford your new home!

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

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

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

First Floor



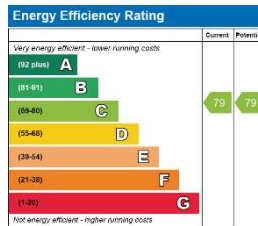
**TOTAL APPROX INTERNAL FLOOR AREA**  
 59 SQ M 634 SQ FT  
 This plan is for layout guidance only and is **NOT TO SCALE**  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
 Copyright



**Features**

- Double bedroom
- Balcony off the bedroom and lounge
- Heart of Chelmsford city centre
- 0.4 Mile walk to Chelmsford station
- Close to local shops and restaurants
- Secure entry system
- Gas central heating throughout
- Lifts to all floors
- A wide range of leisure activities nearby
- Fitted kitchen

**EPC Rating**



**The Nitty Gritty**

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

Lease length: 125 years from 1/1/2005, expiring on 31/12/2130 with 106 years remaining.

Ground rent: £200 which is due to double every 25 years.

Service charge: For 1/1/24 - 31/12/24 is £1,570.96 which is paid in two instalments on month one and month seven. The service charge is reviewed annually.

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.

