

# HOME



**City Centre**  
**£250,000**  
**2-bed first floor apartment**

## Burgess Springs

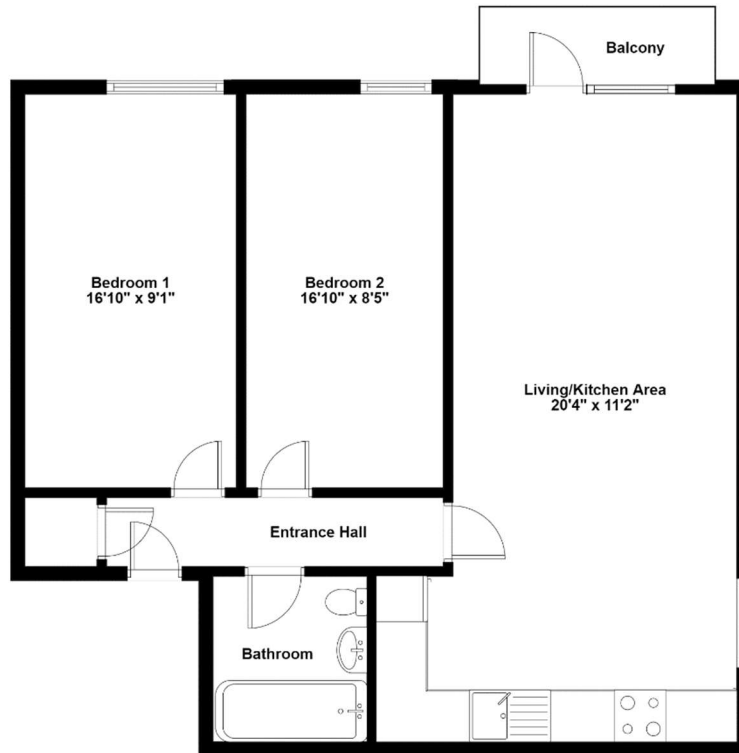
Conveniently situated within easy walking distance of the city centre and railway station, is this two double bedroom, first floor apartment. The accommodation comprises an entrance hall with security entry phone system. There is an open plan living/kitchen area. The kitchen is fitted with a range of units and includes a fitted, oven a hob and extractor hood, as well as an integrated microwave, fridge/freezer, dishwasher and washer dryer. There is a balcony which is accessed from the living area. There are two double bedrooms as well as a bathroom WC. Outside there are communal gardens as well as a allocated underground parking space.

Chelmsford, located in Essex, has plenty to offer. The city is known for its rich history, with attractions such as the Chelmsford Cathedral and Hylands House & Park showcasing the area's heritage. The city also offers a variety of shopping opportunities, from high street brands to independent boutiques. If you enjoy outdoor activities, Chelmsford has numerous parks and green spaces to explore. The beautiful Central Park, Admirals Park, and Riverside Ice and Leisure Centre offer opportunities for leisurely walks, picnics, and sports activities. For those commuting to London, Chelmsford Station provides easy access to the city, with regular train services connecting to

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

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

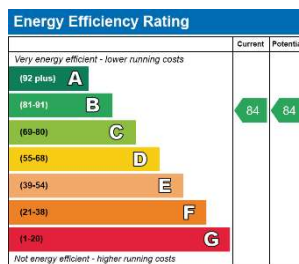
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)



**Features**

- Complete onward chain
- Allocated underground parking
- 0.1 Mile walk to Chelmsford station
- City centre location
- Two double bedrooms
- Balcony off the lounge
- Modern fitted kitchen
- Secure video/phone entry
- Fitted kitchen with appliances
- Electric underfloor heating

**EPC Rating**



**Leasehold Information**

Tenure: Leasehold

Band D is the Council Tax band for this property and the annual council tax bill is £1,989.36

Lease length: 125 years from 1/4/2015, expiring on the 31/3/2140

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

Service charge: £3,849.08 from 1/4/24 to 31/03/25. The service charge is reviewed annually and the vendor currently pays monthly

**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.

