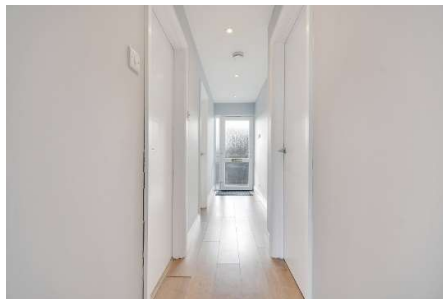


# HOME



**Old Moulsham**  
**£230,000**  
**2-bed second floor flat**

## Burwood Court

Nestled in the heart of Chelmsford, this two-bedroom flat is a perfect blend of modern convenience and comfortable living. As you enter the property, you are greeted by a spacious hallway with storage which further opens into a spacious open plan living area, ideal for hosting gatherings or relaxing after a long day. The flat is well presented throughout, with neutral decor and modern fixtures, creating a welcoming and inviting atmosphere. The kitchen is well-equipped with modern appliances and ample storage space, making cooking a breeze. The two double bedrooms offer plenty of space for rest and relaxation, with large windows allowing natural light to filter through. One of the standout features of this property is the garage in a block, providing secure parking for your vehicle. The top floor location provides a sense of privacy and tranquillity, with no neighbours above you. The block also benefits from a communal bike store.

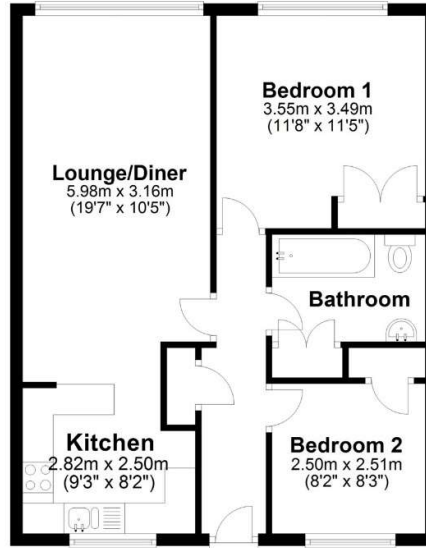
Located just 0.9 miles from Chelmsford Station, you have easy access to transportation links for commuting or exploring the surrounding area. The property is also conveniently situated near a range of local shops, restaurants, and amenities, making daily tasks a breeze. For outdoor enthusiasts, the flat is close to local river walks, providing the perfect setting for a leisurely stroll or bike ride. Chelmsford offers a variety of activities and attractions, including shopping centres, parks, museums, and historic sites.

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

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

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

Second Floor



TOTAL APPROX INTERNAL FLOOR AREA  
56 SQ M 605 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

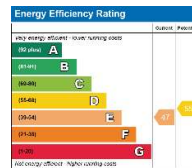


HOME

Features

- No onward chain
- Two double bedrooms
- Garage in a block & residents permit parking
- Open plan living area
- Top floor
- 0.9 Mile walk to Chelmsford Station
- Well presented throughout
- Spacious lounge/diner
- Close to a range of local shops and restaurants
- Nearby to local river walks

EPC Rating



Leasehold Information

Tenure: Leasehold

Band B is the Council Tax band for this property and the annual council tax bill is £1,621.27.

Lease length: Lease length: 999 years from 19/01/1982, expiring on 31/12/2981 with 957 years remaining.

Ground rent: Peppercorn.

Service charge: 1/1/24 to 31/12/24 is £1,734. The service charge is reviewed annually and paid quarterly.

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.

