

HOME



Chelmsford
£180,000
2-bed ground floor flat

Hogarth Court

This ground floor flat in Chelmsford is a fantastic opportunity for a first-time buyer or investor. The property features two double bedrooms, making it ideal for those looking to get on the property ladder without compromising on space. There is also a spacious lounge/diner, well sized kitchen and bathroom within the property. One of the key features of this property is the extended lease, providing added security and peace of mind for potential buyers. Additionally, the flat benefits from double glazing throughout, ensuring good insulation and soundproofing.

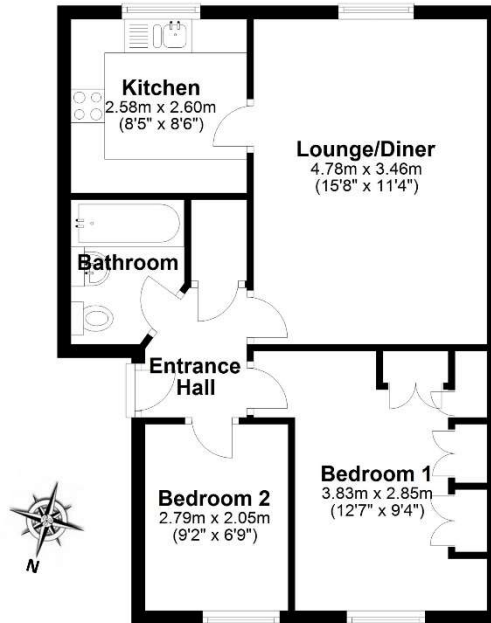
The property is conveniently located close to a range of local amenities, making everyday tasks such as grocery shopping or going for a meal out a breeze. Residents parking is available, eliminating the stress of finding a parking space after a long day at work. For those looking to commute, the excellent A12 access allows for easy travel in and out of Chelmsford. Whether you work locally or in London, this property offers great transport links. Chelmsford itself has a lot to offer residents and visitors alike. The city boasts a vibrant shopping scene, with high street stores and independent boutiques to explore. The city's wide range of restaurants, cafes, and bars means that there is always somewhere new to try. For those who enjoy the outdoors, Chelmsford has several parks and green spaces to enjoy, perfect for a leisurely walk or picnic.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

Ground Floor



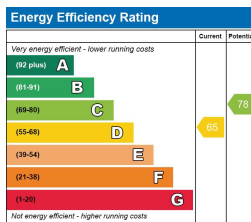
APPROX INTERNAL FLOOR AREA
50 SQ M 536 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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HOME

Features

- In need of modernisation
- Extended lease with 148 years remaining
- Superb first-time purchase or investment
- Ground floor
- No onward chain
- Residents parking
- Two double bedrooms
- Double glazing throughout
- Excellent A12 access
- Close to a range of local amenities

EPC Rating



Leasehold Information

Tenure: Leasehold

Band B is the Council Tax band for this property and the annual council tax bill is £1,682.52.

Lease length: 189 years from 24/6/1983 with 148 years remaining.

Ground rent: Peppercorn

Service charge: 1/4/24 - 31/3/25 is £1,038.28. 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.

