

# HOME



**Chelmsford**  
**£220,000**  
**2-bed second floor flat**

## Cedar Avenue West

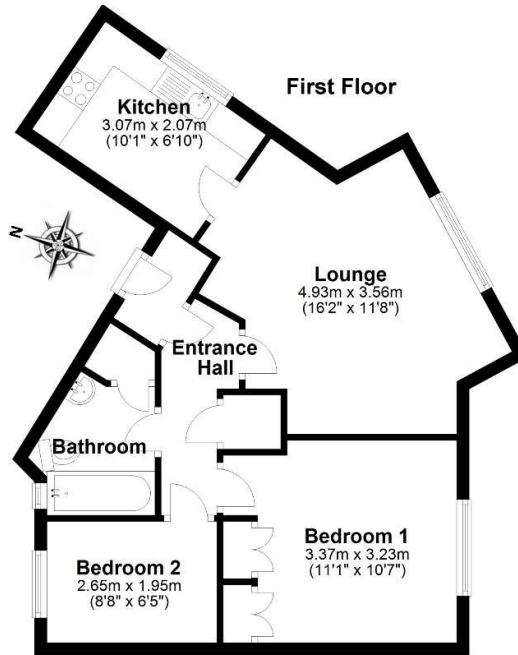
Situated approximately 0.4 miles from the railway station is this well presented two bedroom second floor apartment which is offered for sale with no onward chain. The accommodation comprises an entrance lobby with a door giving access to an entrance hall which has a useful built-in storage cupboard as well as a security entry phone system. The lounge has triple glazed replacement windows to the front aspect and a door which gives access to a kitchen. The kitchen is fitted with a range of base and eye level units and has a fitted oven, a four ring electric hob and extractor hood as well as washing machine and an integrated dishwasher. There are two bedrooms as well as a re-fitted bathroom/WC. Outside there are communal lawned gardens and two allocated parking spaces.

Located in Chelmsford's city centre is this conveniently placed apartment being just half a mile from Chelmsford Station providing a direct link to London Liverpool Street with journey times from 35 minutes. Being within the City Centre means you are short walks from various different eateries and places to drink. Due to now being a City, it means Chelmsford has been able to attract some of the biggest household names both nationally and internationally including John Lewis in Bond Street, Tag Heuer and one of the latest instalments, Five Guys. Chelmsford's vibrant High Street just keeps improving meaning living in this location is only going to become

**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)



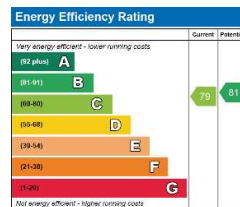
APPROX INTERNAL FLOOR AREA  
 51 SQ M 545 SQ FT  
 This plan is for layout guidance only and is  
**NOT TO SCALE**  
 Whilst every care is taken in the preparation  
 of this plan, please check all dimensions,  
 shapes & compass bearings before making  
 any decisions reliant upon them.  
 Copyright

HOME

**Features**

- No onward chain
- Two parking spaces
- Two bedrooms
- Train station just a 0.4 mile walk
- Walking distance to the vibrant City centre
- Electric heating
- Re-fitted kitchen & bathroom
- Ideal first time buy or investment
- Communal gardens
- Triple glazed windows to the front aspect

**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: 125 years from 10/1998, expiring in 10/2123. 99 years remaining

Ground rent: £75 pa Rising to £100 pa in 24 years

Service charge: £1661.92 from 1/1/24 to 31/12/24. The service charge is reviewed annually and the vendor currently pays twice a year.

**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.

