

HOME



Chelmsford
Guide Price £275,000
2-bed ground floor apartment

Lockside Marina

This modern ground floor apartment is for sale with no onward chain and positioned directly overlooking the Marina. Inside, there is a security entrance system for residents, entrance hall with storage, open plan living area with a recently re-fitted kitchen with a full range of built in and integrated appliances, a dining area or perfect work from home space, two double bedrooms and spacious bathroom with a white suite. Outside, you have your own terrace and an allocated parking space. Other benefits for this home include a gas fired central heating system by radiators and having the water rates included within the service charge.

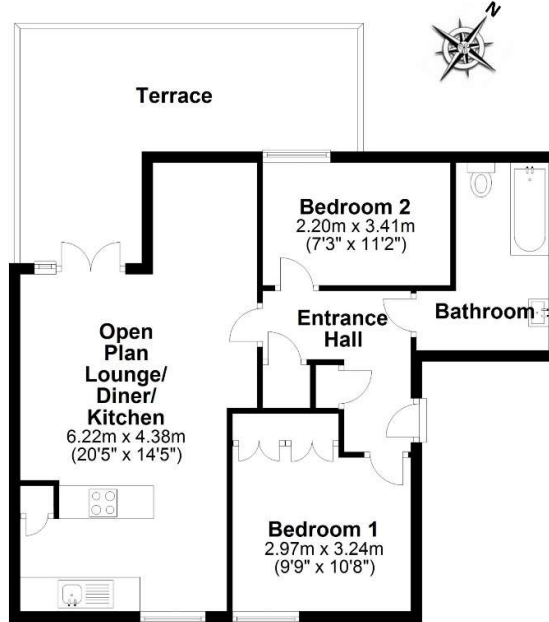
Lockside Marina is a modern development of waterside apartments nestled in a tucked away and quiet position within the City centre itself. The High Street is a short walk away with its wide range of places to shop, eat and drink and also home to Bond Street, which includes a John Lewis store, Everyman Cinema and further places to eat and shop. Chelmsford train station is located a mile away with a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

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Ground Floor



TOTAL APPROX INTERNAL FLOOR AREA
62 SQ M 662 SQ FT

This plan is for layout guidance only and is NOT TO SCALE

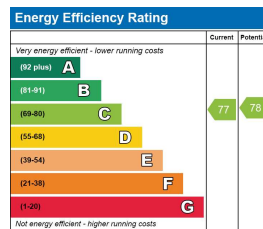
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Features

- Ground floor
- North-West facing terrace over looking the Marina
- Recently re-fitted kitchen with built in appliances
- Open plan living
- Two double bedrooms
- Allocated parking space
- Gas fired central heating by radiators
- For sale with no onward chain
- Walking distance of the City & railway station
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes

EPC Rating



Leasehold Information

Tenure: Leasehold.

Length of lease: 125 years from 25/03/2002, expiring on 9/10/2127. 102 years remaining.

Ground rent: £200 per annum which is due to double every 25 years from the lease commencement date. The ground rent is next due to double in 2028.

Service charge: £987.43 for 01/07/2024 to 31/12/2024. The service charge is reviewed annually.

The Nitty Gritty

Council Tax: The Council tax for this property is band E with an annual amount of £2,547.71.

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.

