

# HOME



**Chelmsford**  
**£210,000**  
**2-bed ground floor apartment**

## Jeffcut Road

This beautifully presented ground floor flat, located in the vibrant city of Chelmsford, offers a fantastic opportunity for first-time buyers or investors.

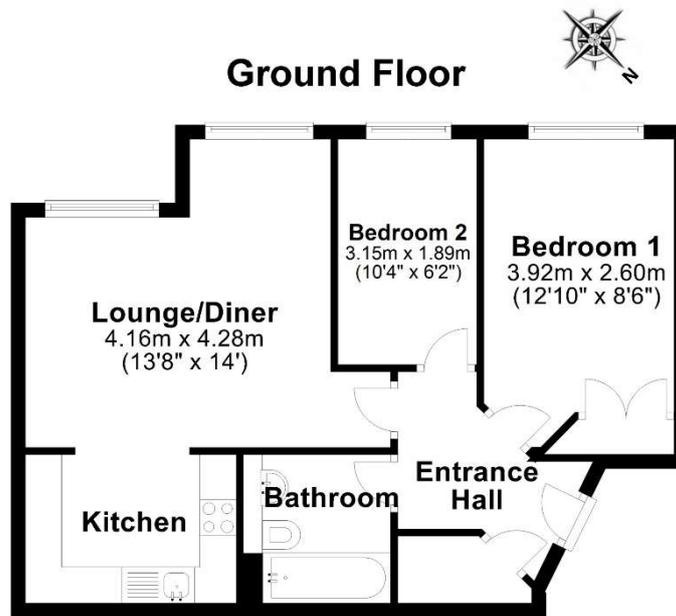
Upon entering the property, you will be greeted by a spacious entrance hall leading off to all rooms. The living area is spacious and bright, providing plenty of space to relax and entertain guests. The large windows flood the room with natural light, creating a warm and welcoming atmosphere. The well-sized bedrooms are perfect for anyone looking to move out to their first home or for those who require a home office space. The main bedroom boasts fitted wardrobes, offering ample storage space for all your belongings. The property features electric heating, providing an efficient way of keeping the flat warm during the colder months. Residents parking is available, ensuring you always have a convenient place to leave your car.

Overall, this ground floor flat in Chelmsford offers a superb opportunity for first-time buyers or investors. With its spacious living area, well-sized bedrooms, and excellent location, it is sure to be a highly sought-after property. Don't miss your chance to own this stunning home and enjoy everything the vibrant city of Chelmsford has to offer.

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

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
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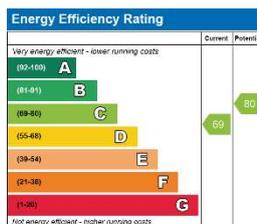
**APPROX INTERNAL FLOOR AREA**  
 52 SQ M 568 SQ FT  
 This plan is for layout guidance only and is  
**NOT TO SCALE**  
 Whilst every care is taken in the preparation  
 of this plan, please check all dimensions,  
 shapes & compass bearings before making  
 any decisions reliant upon them.

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**HOME**

**Features**

- Ground floor apartment
- Well decorated
- Residents parking
- Spacious living area
- Superb first time purchase/investment
- Electric heating
- Two well sized bedrooms
- 0.1 Mile walk to Chelmer Village Retail Park
- Fitted wardrobes to bedroom 1
- 1.4 Mile Walk to Chelmsford station

**EPC Rating**



**The Nitty Gritty**

Tenure: Leasehold  
 Council Tax: The Council tax band for the property is Band B with an annual amount of £1,751.20.  
 Lease length: 125 years from 1/1/1991 expiring on 31/12/2123 with 93 years remaining.  
 Ground rent: £120 per annum and increases based on the 'Capital value' of the property every 25 years of the term.  
 Service charge: For 01/07/2023 to 31/12/2023 is £821.52 (£1,643.04 per annum). The service charge is reviewed annually.

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