

FOR SALE

Asking Price £280,000 Leasehold



Bond Street (The Hub), Chelmsford, Essex, CM1 1GD

- TWO BEDROOM FIRST FLOOR APARTMENT
- TWO BATHROOMS
- THREE JULIET BALCONIES
- CITY CENTRE LOCATION
- RECENTLY REDECORATED
- SECURE ALLOCATED PARKING SPACE
- INTEGRATED APPLIANCES
- 978 YEAR LEASE
- APPROX 765 SQFT
- EPC BAND B



PROPERTY DESCRIPTION

Occupying a desirable first-floor position in the heart of Chelmsford, this recently redecorated apartment offers approximately 765 sq ft of contemporary accommodation, combining stylish interiors with an enviable city centre location.

The impressive reception room provides a generous space for both relaxing and entertaining, with three Juliet balconies drawing in an abundance of natural light and creating a wonderful sense of openness. The sleek kitchen features a range of integrated appliances, combining style with practicality.

The principal bedroom benefits from a stylish en-suite, while the second bedroom offers excellent flexibility for guests or working from home. A modern family bathroom completes the accommodation.

Further benefits include double glazing, gas central heating, excellent storage and a secure allocated parking space. The property also boasts an impressive EPC Band B rating and a 978-year lease. Situated moments from Chelmsford's vibrant city centre, a wide selection of shops, cafés, restaurants and leisure facilities are all within easy reach. Chelmsford mainline station is also nearby, offering direct services to London Liverpool Street in under 40 minutes.

Combining contemporary style, practical accommodation and an exceptional location, this impressive apartment offers sophisticated city living in the heart of Chelmsford.



ROOM DESCRIPTIONS

LOUNGE / KITCHEN

21' 7" x 14' 3" (6.58m x 4.34m)

BEDROOM ONE

12' 9" x 10' 2" (3.89m x 3.10m)

EN-SUITE

9' 3" x 4' 8" (2.82m x 1.42m)

BEDROOM TWO

10' 8" x 13' 2" (3.25m x 4.01m)

BATHROOM

6' 6" x 7' 4" (1.98m x 2.24m)

BOILER CUPBOARD

2' 6" x 2' 7" (0.76m x 0.79m)

STORE

2' 9" x 2' 5" (0.84m x 0.74m)

AGENT NOTES

This property benefits from secure allocated parking and three Juliet balconies, two to the rear in bedroom one and two and one to the front.

Lease Length: 978 years left

Service Charge: £2,659.34

Ground Rent: £200.00

Council Tax Band: D £2,300.00

VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Should your offer be accepted on one of our properties, all purchasers will be required to complete Anti Money Laundering (AML) identity verification checks. A non-refundable administration fee of £30.00 plus VAT per person is payable before a Memorandum of Sale is issued.

REFERRALS

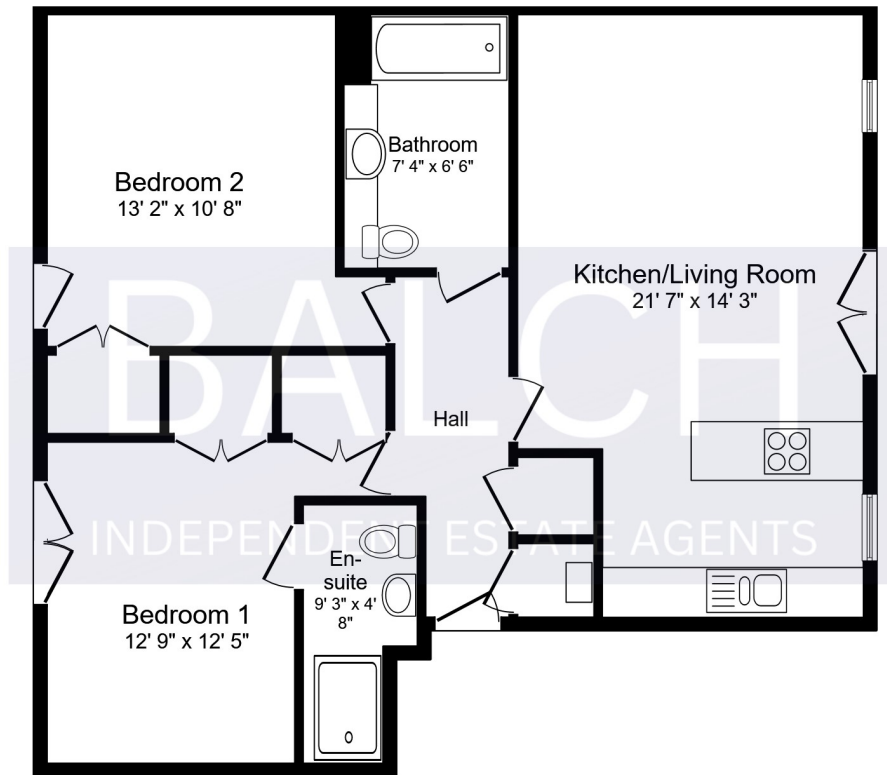
If requested, we can recommend local companies to you such as

Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN & EPC

Bond Street, Chelmsford



Floor Plan

Total floor area: 849 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Chelmsford
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