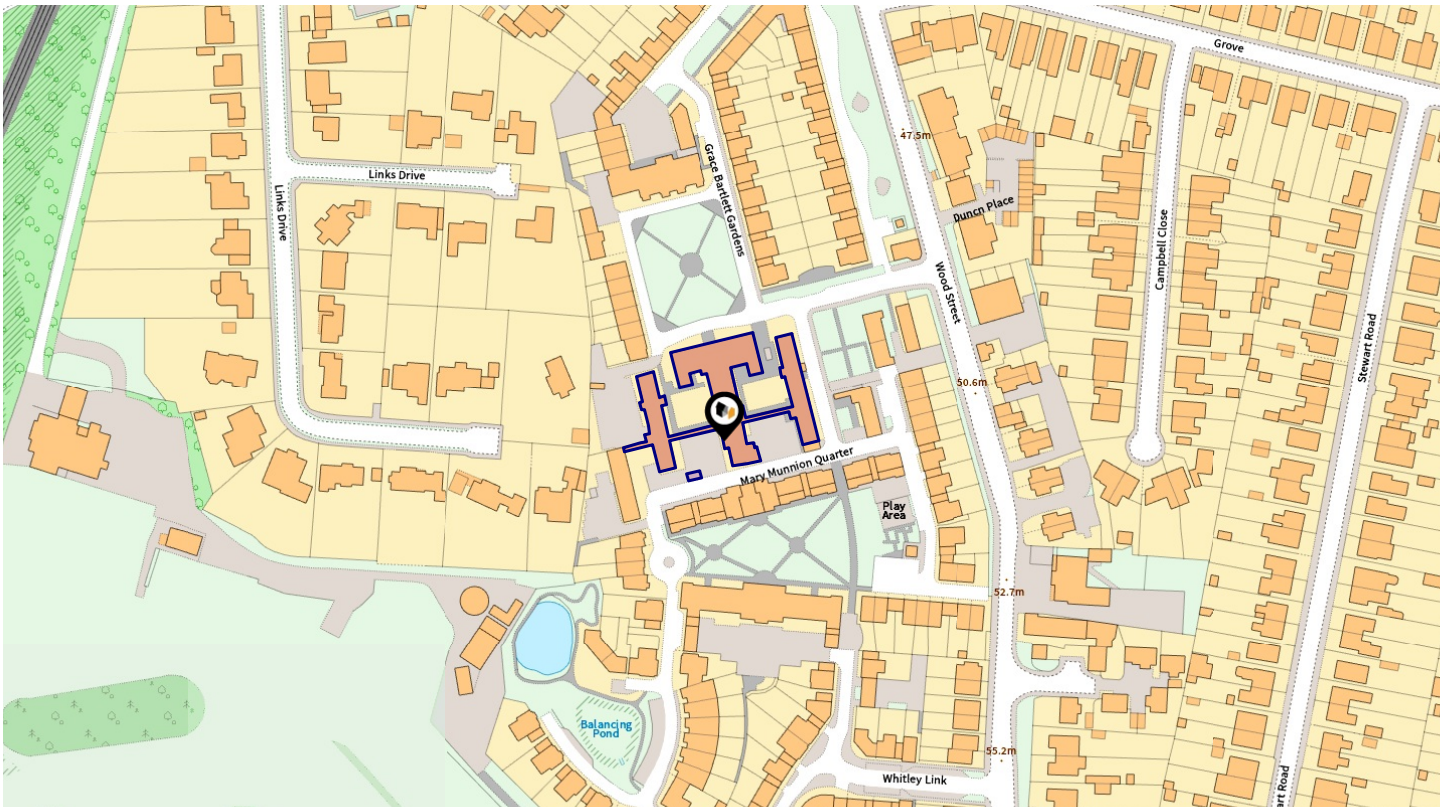




KEY FACTS FOR BUYERS

Mary Munnion Quarter, Chelmsford, CM2

June 2021



A guide to this property and the local area

Bond Residential

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01245 500599

lee@bondresidential.co.uk

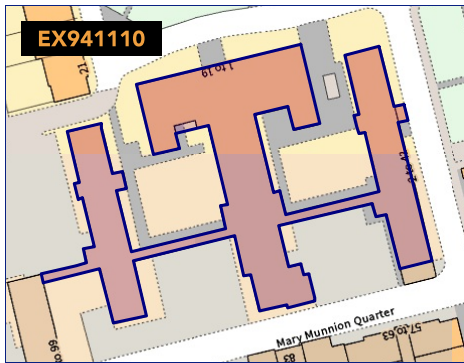
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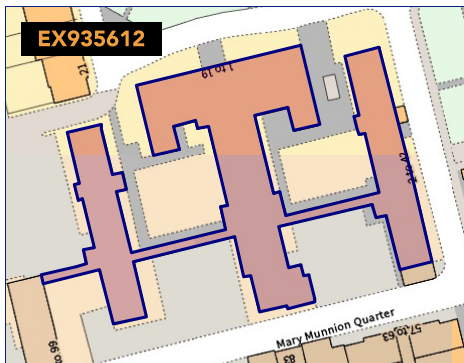
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01 Jan 2013	01 Jan 2138	125 years	116 years

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5th June 2021

INTRODUCTION

ACCOMMODATION

This two bedroom first floor conversion apartment is situated in a courtyard setting and features open plan living accommodation with fitted kitchen area, two double bedrooms both with vaulted ceilings, bathroom with modern white suite, storage cupboard and loft space. Externally the property benefits from an allocated parking space, communal bike shed and the St John's development features a number of open green landscaped spaces for residents to enjoy.

LOCATION

Mary Munnion Quarter is located in the highly desirable St John's development off of Wood Street in Chelmsford which is within easy access of the A12 and conveniently located within 1.2 miles of Chelmsford city centre. There are a selection of local amenities within walking distance of the development with Tesco superstore at one end of Wood Street and a local parade of shops which includes a newsagents, chemist and doctors at the other end. St John's is spoilt for local schooling with a selection of outstanding private schools, two hugely popular primary schools in Moulsham Infants & Juniors and Mildmay Primary school as well as Moulsham senior school all within a mile of the St John's development. There is a regular bus service which runs along Wood Street and provides access to the City Centre.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area including Chelmsford golf club that the development backs on to and the nearby Hylands Park estate and Oaklands park provide pleasant open spaces.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 28 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

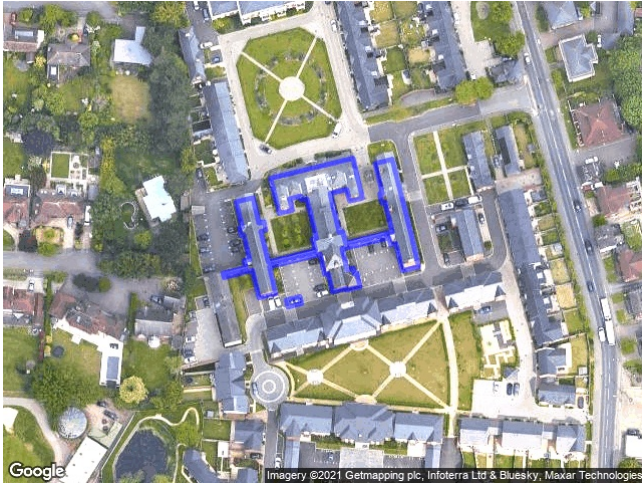
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PROPERTY OVERVIEW

MARY MUNNION QUARTER, CHELMSFORD, CM2










 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Flat / Maisonette	
2 Bedrooms	
Floor Area:	592.02 ft ² 55.00 m ²
Plot Size:	0.32 acres
Council Tax Band:	C
Annual Cost:	£1,632.00 (avg)
Land Registry Title Number:	EX935612
Tenure:	Leasehold
Lease Start Date:	01 Jan 2013
Lease End Date:	01 Jan 2138
Lease Term:	125 years from 1 January 2013
Term Remaining:	116 years

AREA KEY FACTS

Local Authority:	CHELMSFORD
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Chelmsford
Predicted Broadband Speeds	
Basic:	28 Mbps
Superfast:	73 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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PROPERTY OVERVIEW

PHOTO GALLERY



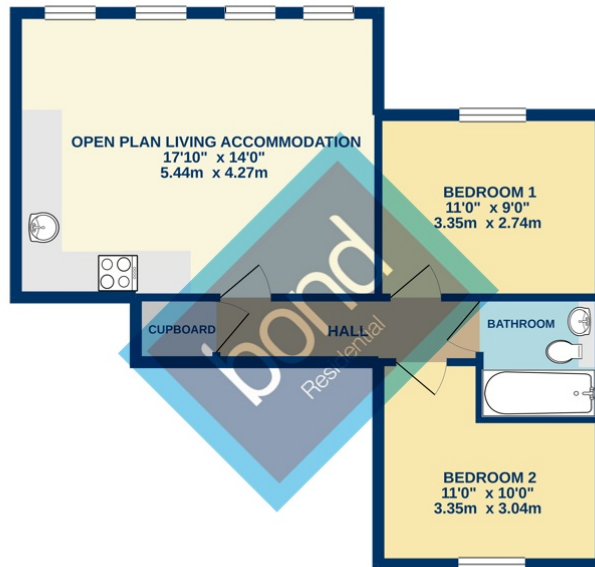
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PROPERTY OVERVIEW

FLOORPLANS

FIRST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq ft. (49.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission of this document. This plan is for illustrative purposes only and should be used only for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
Made with Blueprints 13/2017

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PROPERTY OVERVIEW

EPC

Mary Munnion Quarter, CHELMSFORD, CM2

Energy rating

C

Valid until 08.06.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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5th June 2021

SOLD ON YOUR STREET SINCE 1995

39, Mary Munnion Quarter, Mary Munnion Quarter - Terraced House	
Dates Sold	Price
18/02/2021	£345,000
26/02/2016	£324,950

75, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
07/09/2020	£110,000
04/07/2017	£107,500

71, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
12/08/2020	£130,500

23, Mary Munnion Quarter, Mary Munnion Quarter - Detached House	
Dates Sold	Price
04/06/2020	£375,500

73, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
30/04/2020	£79,500
18/11/2016	£90,000

30, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
31/03/2020	£275,000
30/09/2015	£271,200

24, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
20/03/2020	£330,000

31, Mary Munnion Quarter, Mary Munnion Quarter - Semi-Detached House	
Dates Sold	Price
31/01/2020	£345,000
08/04/2016	£314,950

19, Mary Munnion Quarter, Mary Munnion Quarter - Terraced House	
Dates Sold	Price
20/12/2019	£330,000

2, Mary Munnion Quarter, Mary Munnion Quarter - Other House	
Dates Sold	Price
27/11/2019	£890,296

42, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
08/11/2019	£318,500
30/10/2015	£290,000

9, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
23/07/2019	£285,000

87, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
20/03/2019	£174,000

61, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
25/01/2019	£85,500

15, Mary Munnion Quarter, Mary Munnion Quarter - Terraced House	
Dates Sold	Price
11/01/2019	£348,750

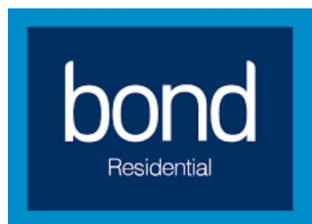
79, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
14/12/2018	£93,000
11/08/2017	£93,000

10, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
05/10/2018	£250,000

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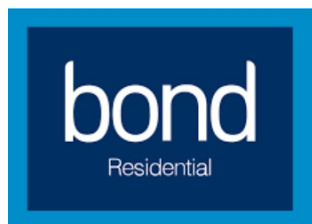
SOLD ON YOUR STREET SINCE 1995

6, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
06/09/2018	£275,000
07/04/2017	£284,995
19/01/2017	£295,000
14, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
15/06/2018	£240,000
91, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
08/05/2018	£90,000
32, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
26/01/2018	£328,000
3, Mary Munnion Quarter, Mary Munnion Quarter - Semi-Detached House	
Dates Sold	Price
04/08/2017	£385,000
93, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
21/10/2016	£285,000
1, Mary Munnion Quarter, Mary Munnion Quarter - Detached House	
Dates Sold	Price
30/08/2016	£349,995
97, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
27/05/2016	£280,000
18, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
31/03/2016	£300,000

34, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
24/03/2016	£274,950
29, Mary Munnion Quarter, Mary Munnion Quarter - Detached House	
Dates Sold	Price
21/03/2016	£489,950
5, Mary Munnion Quarter, Mary Munnion Quarter - Semi-Detached House	
Dates Sold	Price
18/03/2016	£339,000
35, Mary Munnion Quarter, Mary Munnion Quarter - Semi-Detached House	
Dates Sold	Price
15/03/2016	£339,950
33, Mary Munnion Quarter, Mary Munnion Quarter - Semi-Detached House	
Dates Sold	Price
04/03/2016	£299,950
37, Mary Munnion Quarter, Mary Munnion Quarter - Semi-Detached House	
Dates Sold	Price
26/02/2016	£324,950
47, Mary Munnion Quarter, Mary Munnion Quarter - Semi-Detached House	
Dates Sold	Price
26/02/2016	£324,950
43, Mary Munnion Quarter, Mary Munnion Quarter - Terraced House	
Dates Sold	Price
26/02/2016	£329,950
41, Mary Munnion Quarter, Mary Munnion Quarter - Terraced House	
Dates Sold	Price
26/02/2016	£319,950

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SOLD ON YOUR STREET SINCE 1995

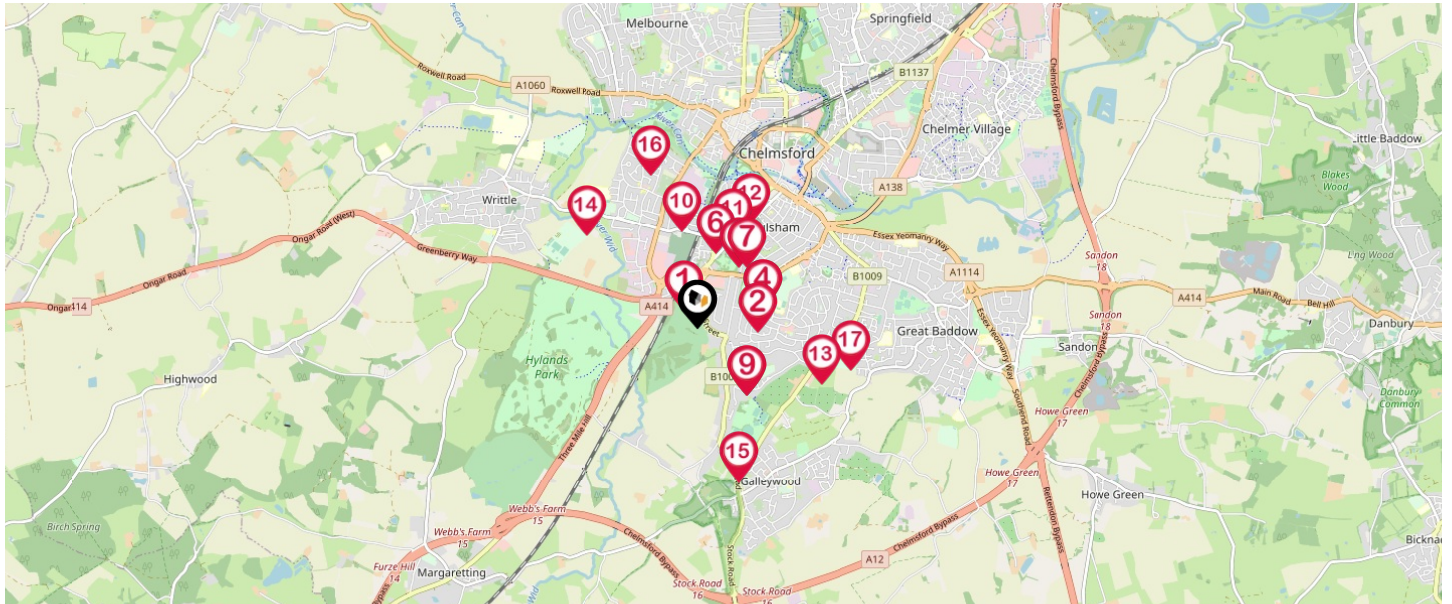
45, Mary Munnion Quarter, Mary Munnion Quarter - Semi-Detached House	
Dates Sold	Price
26/02/2016	£329,950
99, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
05/01/2016	£225,000
95, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
18/12/2015	£225,000
4, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
30/11/2015	£299,950
22, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
30/11/2015	£280,000
38, Mary Munnion Quarter, Mary Munnion Quarter - Flat-Maisonette House	
Dates Sold	Price
23/10/2015	£229,950

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



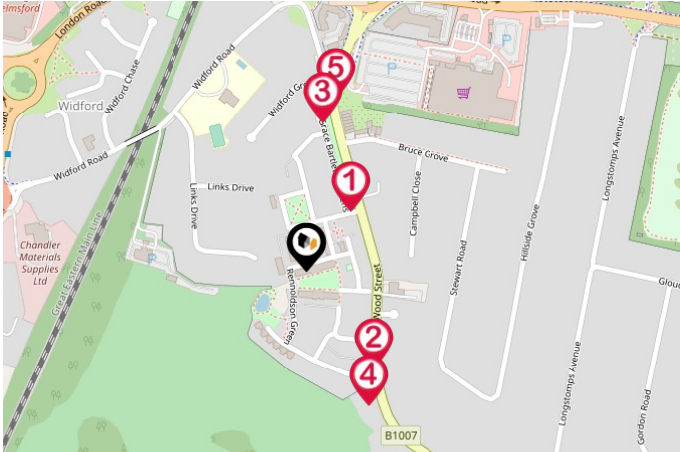
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Widford Lodge Preparatory School	-	210	0.15 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Moulsham High School	Good	1530	0.48 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Moulsham Infant School	Good	285	0.54 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Moulsham Junior School	Good	651	0.54 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chelmsford College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	St Cedd's School	-	380	0.59 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Oaklands Infant School	-	175	0.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mildmay Infant and Nursery School	-	291	0.63 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Mildmay Junior School	Requires improvement	348	0.63 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Community College Initiative Ltd	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	St Anne's School	-	131	0.73 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	Our Lady Immaculate Catholic Primary School	Good	216	0.89 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Beehive Lane Community Primary School	Outstanding	211	1.04 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hylands School	Requires improvement	729	1.04 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Thriftwood School	Outstanding	233	1.17 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Westlands Community Primary School	Good	616	1.17 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Great Baddow High School	Good	1483	1.2 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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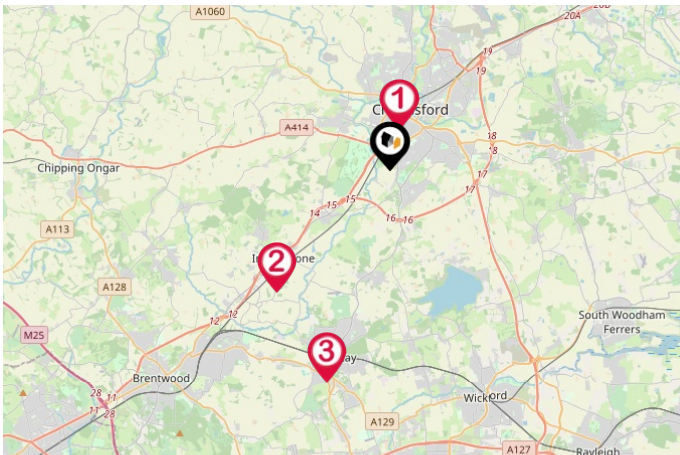
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Bruce Grove | 0.07 miles
- 2 - St John's Hospital | 0.11 miles
- 3 - Wood Street Tesco | 0.14 miles
- 4 - St John's Hospital | 0.14 miles
- 5 - Wood Street Tesco | 0.16 miles



NATIONAL RAIL STATIONS

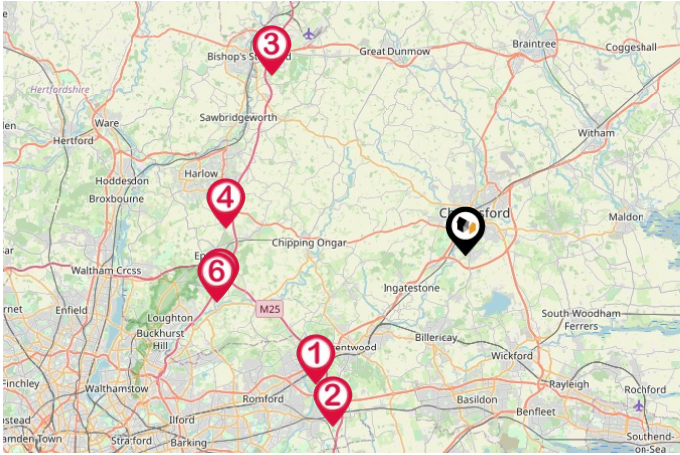
- 1 - Chelmsford Rail Station | 1.31 miles
- 2 - Ingatestone Rail Station | 4.78 miles
- 3 - Billericay Rail Station | 6.43 miles

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LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M25 J28 | 11.34 miles
- 2 - M25 J29 | 12.51 miles
- 3 - M11 J8 | 15.33 miles
- 4 - M11 J7 | 13.87 miles
- 5 - M11 J6 | 14.33 miles
- 6 - M25 J27 | 14.57 miles

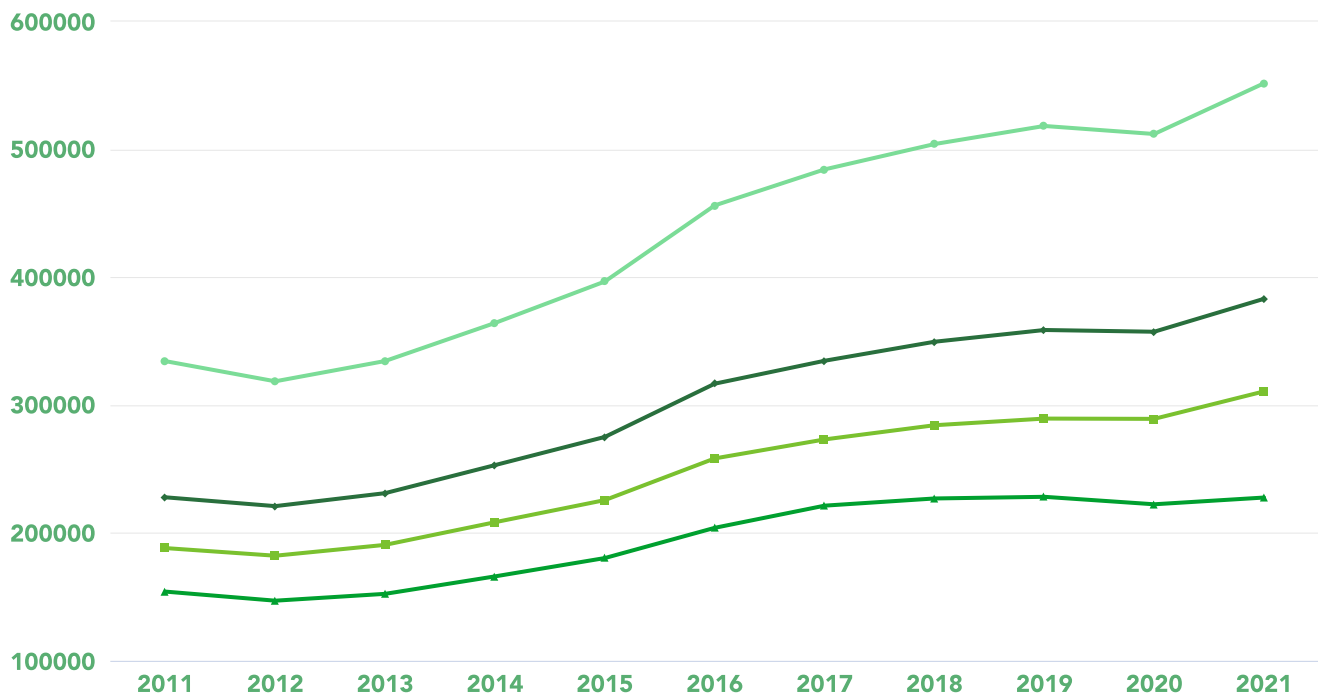
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR CM2

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 47.71%



TERRACED
+ 65.1%



SEMI-DETACHED
+ 68.11%



DETACHED
+ 64.98%

£285,000

Asking Price

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Financial Services

We understand that every client has different financial needs and requirements

For this reason we recommend the services of an Experienced Mortgage Adviser to work with you and find the best mortgage product. We work alongside a highly respected and established team of Professional Mortgage Advisers who will carefully assess your personal circumstances and needs and then help you find the very best product available.

Whatever the reason for your mortgage, our advisers can help. This is very important to us as we believe passionately that our clients should receive the best possible financial advice.

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Data Partners:



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