



Flat 11 Duncan Place, Wood Street, Chelmsford, Essex. CM2 9BJ

Guide Price £180,000 – £190,000

No Onward Chain | Top Floor | Garage | 100 Year Lease Remaining

A rare opportunity to acquire this exceptionally spacious and much larger than average one-bedroom top floor apartment, ideally positioned within the sought-after Duncan Place development on Wood Street.

Occupying the entire top floor, this is the only apartment on the floor, meaning there are no immediate neighbouring properties — a truly rare feature that provides enhanced privacy, peace and quiet. Offered to the market with no onward chain, this superb property also benefits from its own private garage.



£180,000 Leasehold

PROPERTY DESCRIPTION

Situated on the top floor, the apartment enjoys an excellent degree of privacy along with a bright and airy feel throughout.

The standout feature is the impressive dual-aspect living room — a particularly generous reception space that comfortably accommodates both lounge and dining areas. The attractive bay window enhances the sense of space while allowing natural light to flood the room, creating a welcoming and versatile living environment rarely found in one-bedroom apartments.

The well-fitted kitchen offers a comprehensive range of wall and base units, ample worktop space and integrated cooking appliances, with additional space for further appliances and informal dining if desired.

The double bedroom is again exceptionally spacious and benefits from built-in wardrobes, providing excellent storage. The bathroom is fitted with a modern white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC.

Additional benefits include:

*Gas central heating,

*Double glazing,

*Secure entry system,

*Excellent internal storage,

*Well-maintained communal areas,

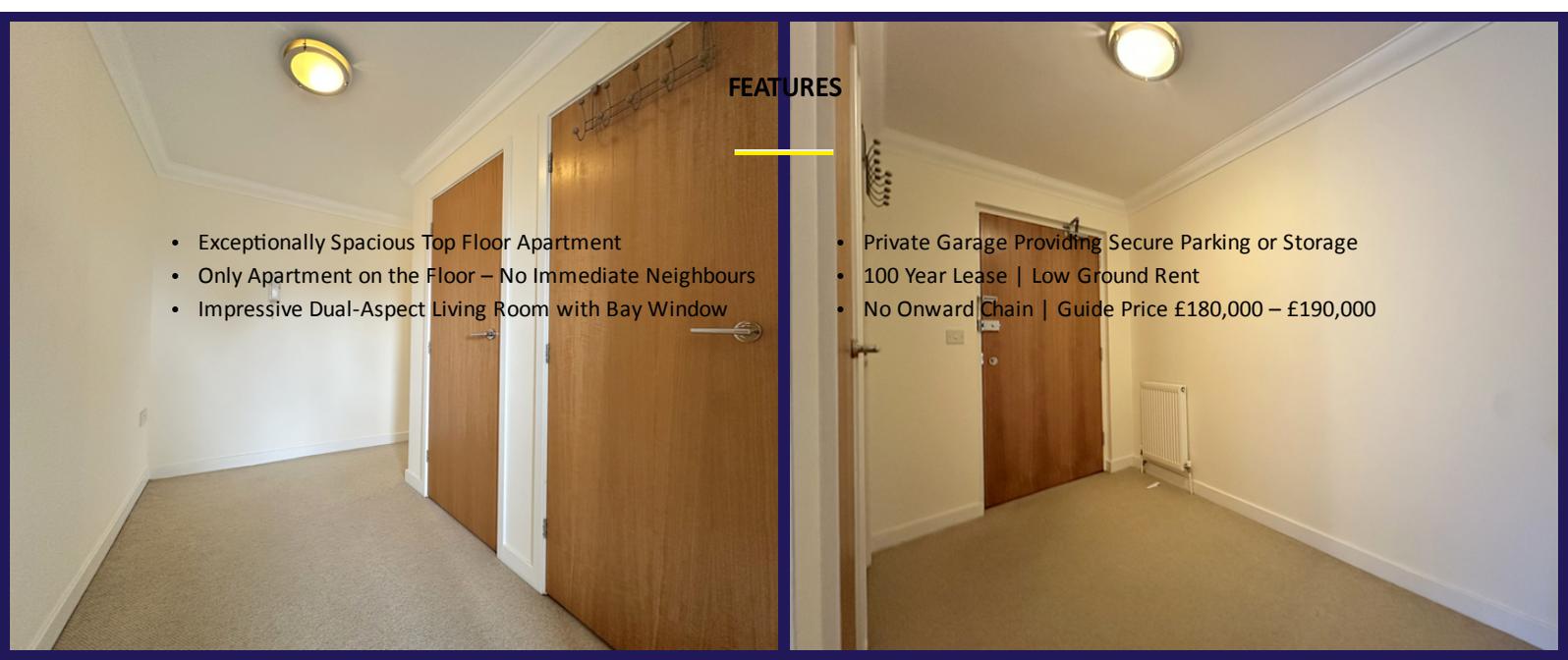
*Top floor position with no immediate neighbours

Garage & Parking - A significant advantage is the property's own private garage, located within the nearby block. This provides secure parking or valuable additional storage — a rare and highly desirable feature for an apartment at this price point.

Location - Duncan Place is conveniently located on Wood Street, offering easy access to a variety of local shops, amenities and everyday conveniences.

The property is well positioned for commuters, with nearby mainline railway stations providing direct services into London and surrounding areas. Regular bus routes are also easily accessible.

For those who enjoy outdoor space, the apartment is within easy reach of local parks and green spaces, ideal for walking and recreation. The surrounding area offers a pleasant residential setting while remaining highly convenient.



FEATURES

- Exceptionally Spacious Top Floor Apartment
- Only Apartment on the Floor – No Immediate Neighbours
- Impressive Dual-Aspect Living Room with Bay Window

- Private Garage Providing Secure Parking or Storage
- 100 Year Lease | Low Ground Rent
- No Onward Chain | Guide Price £180,000 – £190,000

ROOM DESCRIPTIONS

Lease & Charges -

*100 years remaining on the lease

*Ground Rent: £150 per annum

*Service Charge: £1,587.76 per annum

Summary - This rarely available, generously proportioned top floor apartment stands out for its size, privacy and the added benefit of a garage. Being the only apartment on the floor further enhances its appeal, offering a level of seclusion not commonly found in similar properties.

Offered with no onward chain, this superb home represents an excellent opportunity for first-time buyers, downsizers or investors alike.

Early viewing is highly recommended.



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Central. Double Glazing. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Annual Service Charge: £1,587.00

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

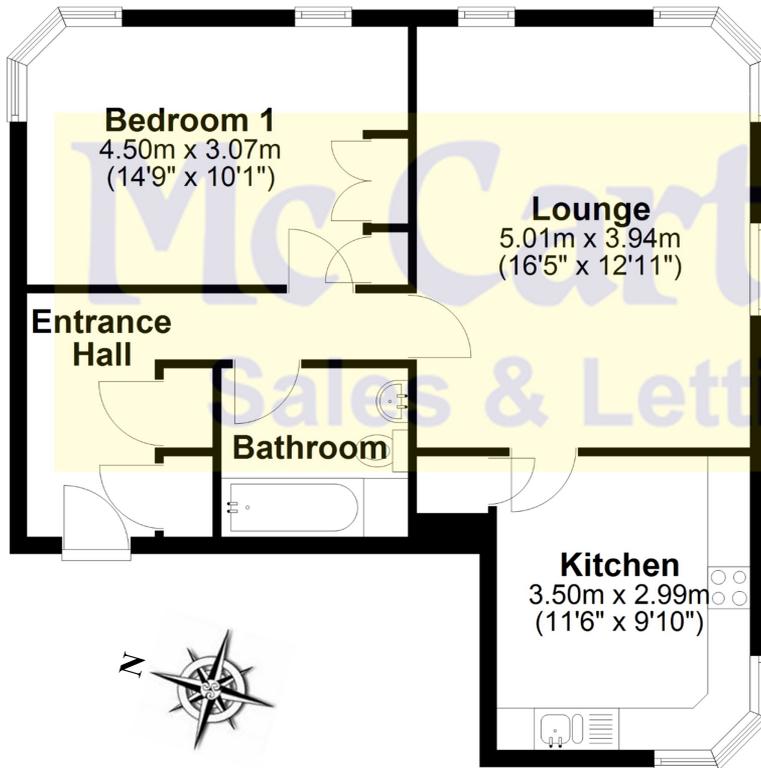


FLOORPLAN

**APPROX INTERNAL FLOOR AREA
TOTAL 59 SQ M 635 SQ FT
EXCLUDING GARAGE**

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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Second Floor



Garage

