



The Phoenix, New Street, Chelmsford, Essex, CM1 1PT

Council Tax Band C (Chelmsford City Council)



Offers in Excess of £240,000 Leasehold

ACCOMMODATION:

Bond Residential are delighted to offer this modern two bedroom apartment situated within half of a mile from Chelmsfords mainline station. The property offers an entrance hall, lounge/dining room, fitted kitchen, master bedroom, bedroom two with useful hanging rails & the modern bathroom suite which was updated by the current owner in 2020. Externally the property benefits from an allocated parking bay on a right to park basis via a permit.

LOCATION:

Chelmsford city centre offers an array of shopping facilities with two shopping precincts featuring well known High Street brands, the new Bond Street regeneration area features more designer brands and a John Lewis store. More independent boutique shops are available at Moulsham Street. Chelmsford offers a selection of restaurants with cuisines from around the world from famous chains to family run independent restaurants.

Chelmsford is renowned for its educational excellence with two of the best performing grammar schools in the UK situated here, King Edward and The County High School for Girls are both located within a short walk of The Phoenix.

The Phoenix benefits from offering excellent transport links be it by rail with Chelmsford's mainline station being within 0.5 miles of the development and offering journey times as quick as 38 minutes from Chelmsford Station to London Liverpool St or public transport with Chelmsford bus station again being within 0.5 miles and bus services running to Broomfield Hospital, nearby towns and Stansted airport.

TENURE - Leasehold

LEASE LENGTH REMAINING - 105 Years

GROUND RENT - £150pa. We are advised by the vendor that the ground rent doubles every 25 years, the next increase will be to £300 in 2028.

SERVICE CHARGE - £2,180pa

COUNCIL TAX BAND - C

- Modern Two Bedroom Apartment
- Stylish Bathroom Suite
- Fitted Kitchen
- Electric Heating

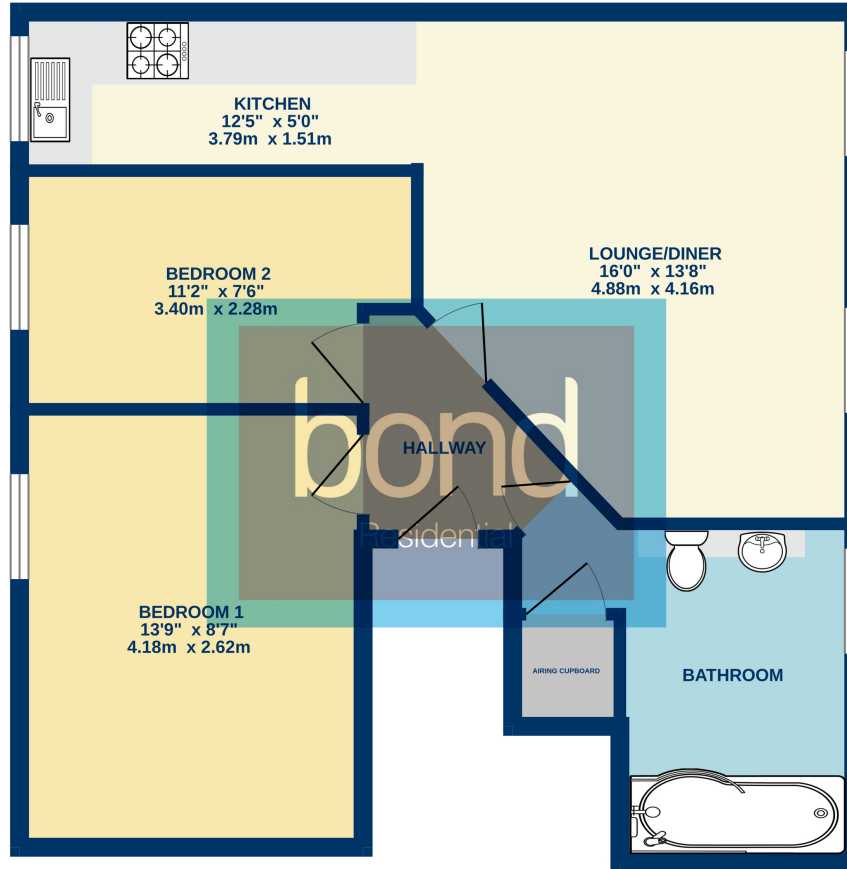
- Living/Dining Room
- City Centre Location
- Short Walk To Station







GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



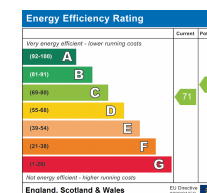
TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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