



# Tindal Street, Chelmsford, Essex, CM1 1ER

Council Tax Band C (Chelmsford City Council)

 1  2  1

£235,000 Leasehold

Nestled within a delightful period building, this first-floor conversion apartment is now available for sale with no onward chain. This unique development comprises an office/commercial unit on the ground floor and two apartments, each occupying their own floor.

This apartment offers a blend of character and modern convenience. Upon entering, you are greeted by a communal entrance with a video entry system, ensuring security and peace of mind for residents. The apartment itself features an inviting entrance hall that leads into the open-plan living area. The fitted kitchen is equipped with built-in appliances and a breakfast bar, perfect for casual dining or entertaining guests. The living area is enhanced by a feature bay window and a curved corner window, adding a touch of elegance and character to the space. The apartment comprises two double bedrooms, one of which boasts a charming curved corner window, allowing natural light to flood the room. A modern white suite bathroom completes the internal accommodation, providing a stylish and functional space for residents.

## LOCATION

Situated just off of the High Street within Chelmsford city centre. Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools.

There is a selection of parks and open spaces within close proximity including Central Park which provides a pleasant riverside walk and cafe near the lake.

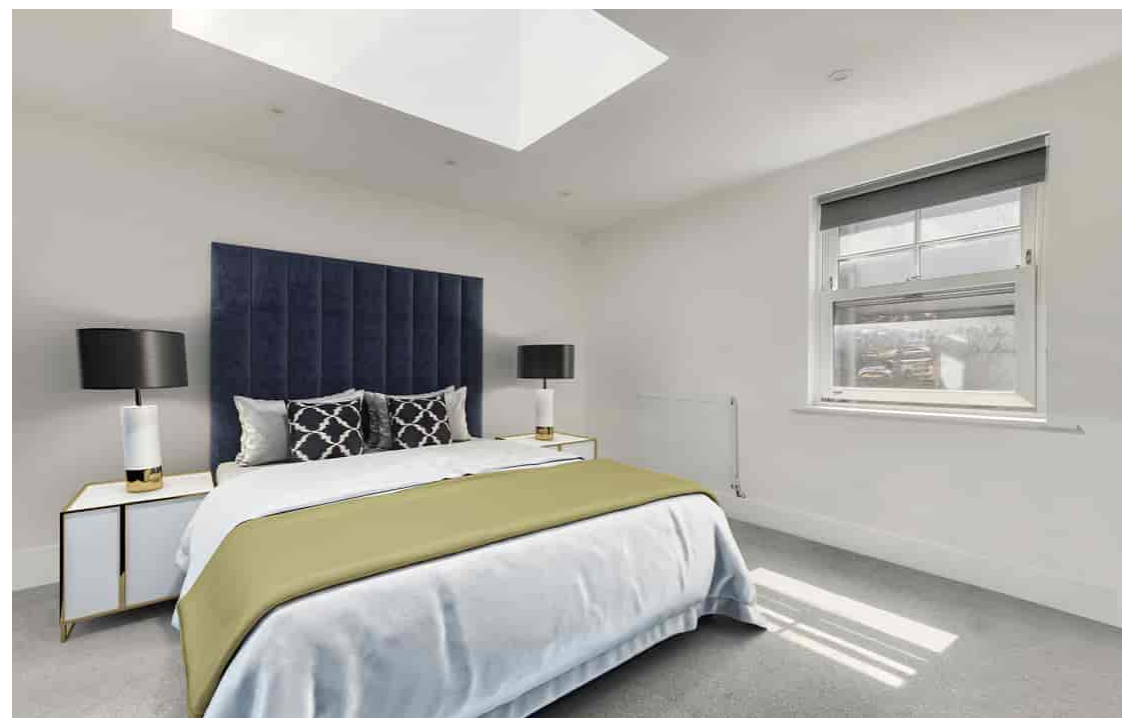
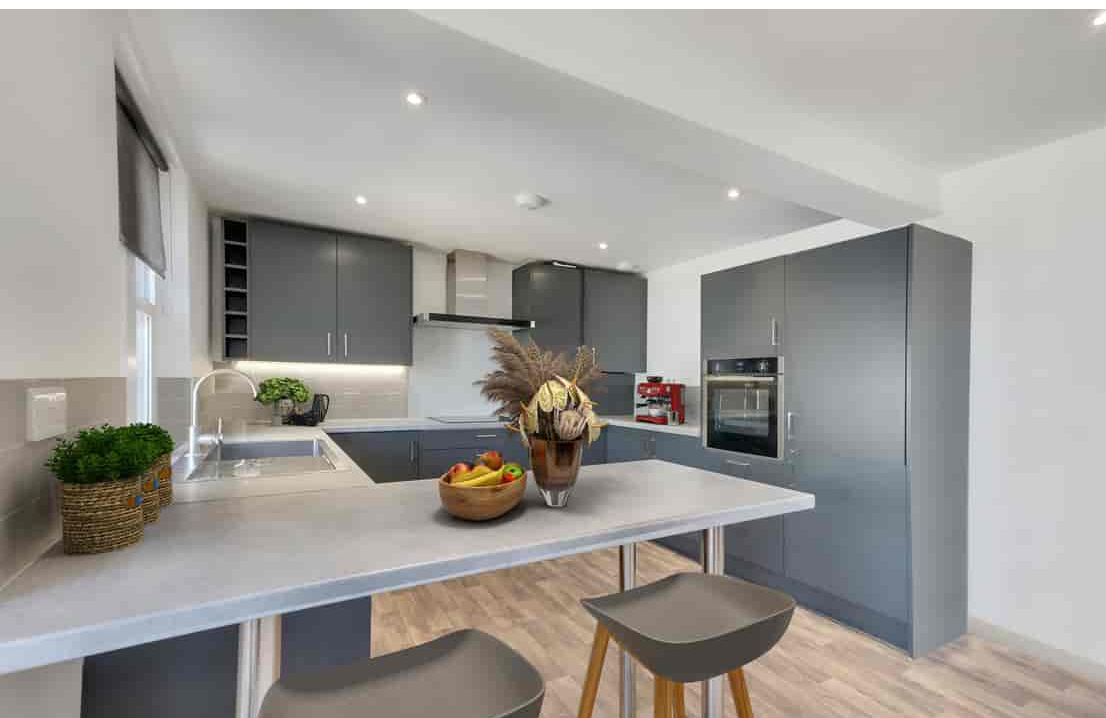
Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes.

LEASE: 999 Years from November 2022. GROUND RENT: Peppercorn SERVICE CHARGE: £100 per month. COUNCIL TAX BAND: C EPC RATING: D

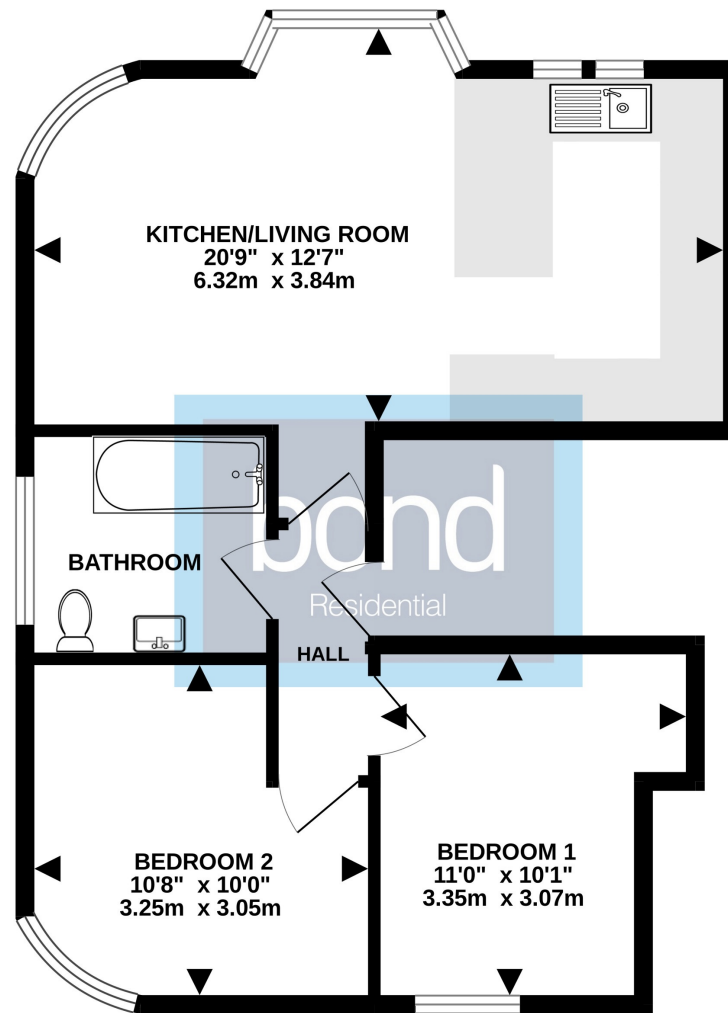
## AGENTS NOTE

We are advised that the property is currently let on a shorthold tenancy until August 2024 with the tenants paying £1295 per month. Under section 21 of the estate agents act we must advise all interested parties that the seller(s) work within the estate agency sector. Please note the images shown have been digitally furnished and are used for illustrative purposes, we advise the sky lantern in the master bedroom is only available on the top floor apartment. There is no allocated parking with the property but we are advised that parking permits are available at nearby carparks at the High Chelmer and Waterloo Lane, either a full season ticket or evening and weekend permits.

- **First Floor Conversion Apartment**
- **Two Double Bedrooms**
- **999 Year Lease**
- **City Centre Location**
- **Open Plan Kitchen/Living Room**
- **Bathroom With Modern White Suite**
- **Peppercorn Ground Rent**
- **No Onward Chain**



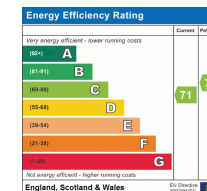




TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.

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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