



Flat 7 Hodge Court, Broomfield Road, Chelmsford, Essex, CM1 1SD

Council Tax Band D (Chelmsford City Council)



Offers in Excess of £240,000 Leasehold

ACCOMMODATION

Bond Residential are delighted to offer for sale this two bedroom ground floor modern apartment situated within Chelmsford city centre. The apartment comprises an entrance hall with storage cupboard, dual aspect lounge/diner with feature bay window, separate fitted kitchen with integrated appliances which include a washer dryer, two double bedrooms and the bathroom with modern white suite.

Externally the property benefits from an allocated residence parking space 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 Hodge Court.

Hodge Court benefits from offering excellent transport links be it by rail with Chelmsford's mainline station being within 0.4 miles of the development and offering journey times as quick as 32 minutes from Chelmsford Station to London Liverpool St or public transport with Chelmsford bus station again being within 0.4 miles and bus services running to Broomfield Hospital, nearby towns and Stansted airport.

TENURE - Leasehold

LEASE LENGTH REMAINING - 107 Years

GROUND RENT - £125pa. We have been advised that the next ground rent increase will be in 2030 to £425pa and the next increase will be 25 years after.

SERVICE CHARGE - £1,800pa.

COUNCIL TAX BAND - D

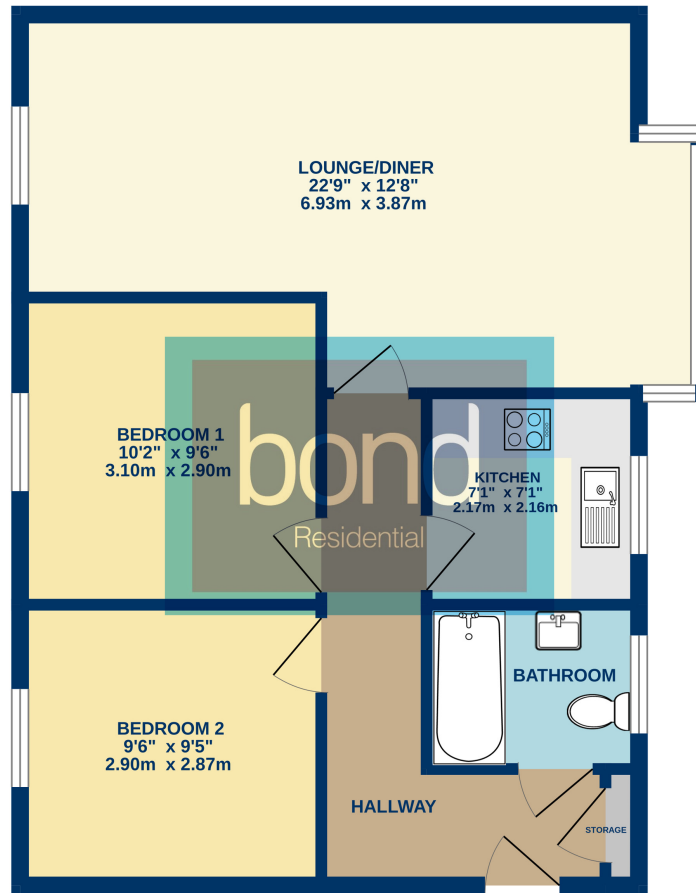
- Modern Two Bedroom Apartment
- Fitted Kitchen With Integrated Appliances
- Spacious Lounge/Diner
- Modern Bathroom Suite

- Two Double Bedrooms
- City Centre Location
- Short Walk To Station



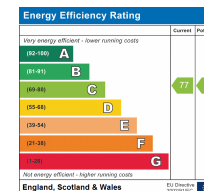


GROUND FLOOR



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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