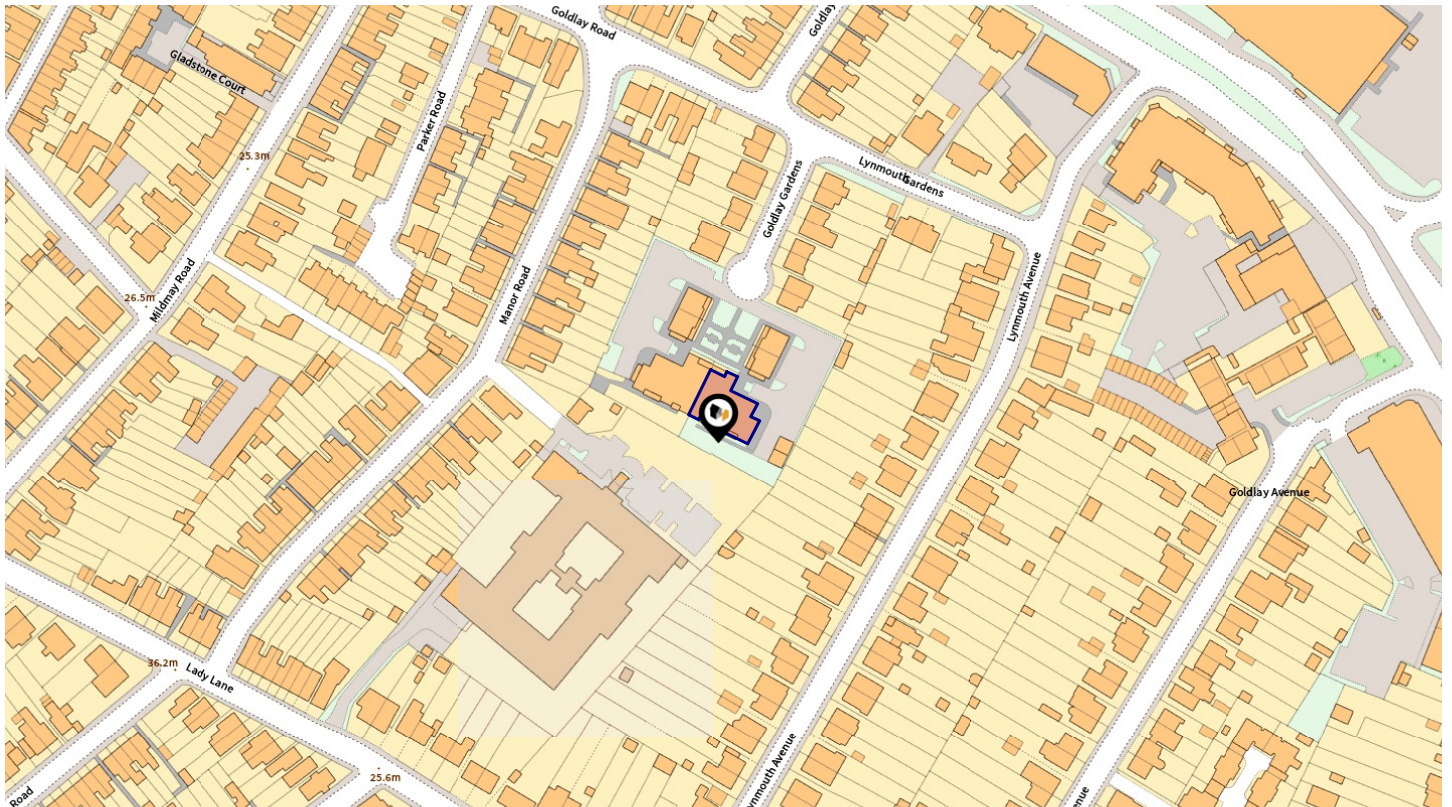




KEY FACTS FOR BUYERS

Goldlay Gardens, Chelmsford, CM2

June 2021



A guide to this property and the local area

Bond Residential

43 New London Rd Chelmsford CM2 0ND

01245 500599

lee@bondresidential.co.uk

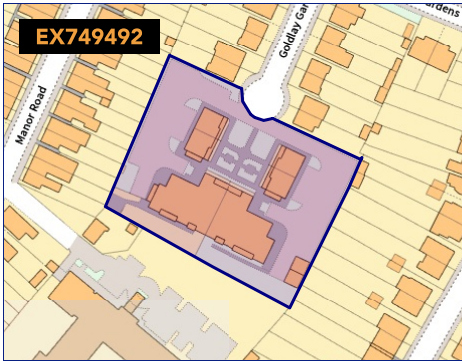
www.bondresidential.co.uk



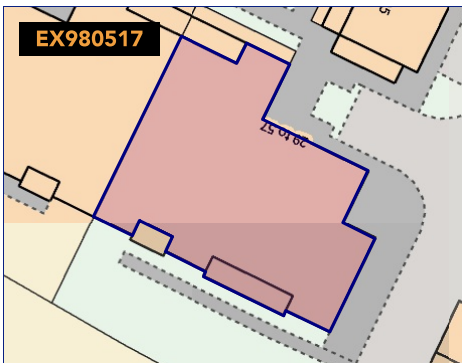
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01 Aug 2018	31 Jul 2268	250 years	247 years

Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk



INTRODUCTION

ACCOMMODATION:

Bond Residential are delighted to offer for sale this modern one bedroom top floor apartment featuring a spacious entrance hall, open plan living/dining room with built in media wall and decorative wall panelling, fitted kitchen with built in appliances, double bedroom with fitted wardrobe and bathroom with modern white suite. Communal entrance hall with stairs and lift to all floors.

Externally the property benefits from a south facing balcony, landscaped communal gardens and residents parking.

LOCATION:

Goldlay Gardens is a unique development of apartments & maisonettes located in Old Moulsham 0.7 miles of Chelmsford's mainline station which provides a direct service to London Liverpool St with a journey time as fast as 28 minutes. 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, a selection of gyms including the recently refurbished Riverside Ice & Leisure, 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.

Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

PROPERTY OVERVIEW

GOLDLAY GARDENS, CHELMSFORD, CM2



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Flat / Maisonette
1 Bedroom

Floor Area: 592.02 ft²
55.00 m²

Plot Size: 0.10 acres

Council Tax Band: C

Annual Cost: £1,632.00 (avg)

Land Registry
Title Number: EX980517

Tenure: Leasehold

Lease Start Date: 01 Aug 2018

Lease End Date: 31 Jul 2268

Lease Term: 250 years from and
including 1 August
2018 to and
including 31 July
2268

Term Remaining: 247 years

AREA KEY FACTS

Local Authority: CHELMSFORD

Flood Risk: Very Low

Conservation Area: Pending for this local
authority, Chelmsford

Predicted Broadband Speeds

Basic: 18 Mbps

Superfast: 68 Mbps

Ultrafast: 1000 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

Bond Residential

43 New London Rd Chelmsford CM2 0ND

01245 500599

lee@bondresidential.co.uk

www.bondresidential.co.uk

PROPERTY OVERVIEW

PHOTO GALLERY



Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

PROPERTY OVERVIEW

PHOTO GALLERY



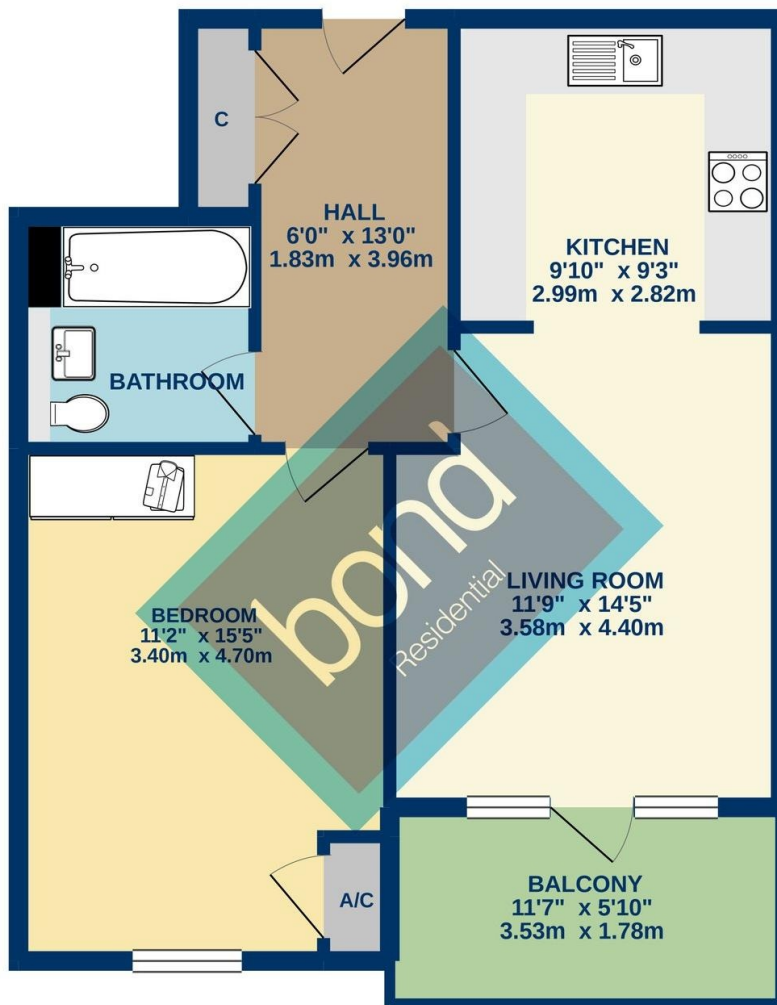
Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

PROPERTY OVERVIEW

FLOORPLANS

SECOND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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.
Made with Metropix ©2021

Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

EPC

Goldlay Gardens, CHELMSFORD, CM2

Energy rating

B

Valid until 03.10.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk



22nd June 2021

SOLD ON YOUR STREET SINCE 1995

55, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
30/08/2019	£310,000
35, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
31/07/2019	£320,000
47, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
05/07/2019	£310,000
25, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
05/07/2019	£252,500
24, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
14/06/2019	£249,500
27, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
04/06/2019	£249,500
43, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
31/05/2019	£261,500
37, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
31/05/2019	£310,000
18, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
30/05/2019	£249,500

29, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
10/05/2019	£305,000
45, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
18/04/2019	£305,000
41, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
22/03/2019	£250,000
20, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
18/02/2019	£260,000
33, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
06/02/2019	£255,000
39, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
01/02/2019	£315,000
21, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
31/01/2019	£255,000
53, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
21/01/2019	£265,000
49, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
11/12/2018	£320,000

Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

Powered by
aprift
Know any property instantly



22nd June 2021

SOLD ON YOUR STREET SINCE 1995

23, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
07/12/2018	£260,000

26, Goldlay Gardens, Goldlay Gardens - Other House	
Dates Sold	Price
16/11/2018	£1,346,664

51, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
02/11/2018	£272,500

31, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
29/10/2018	£265,000

22, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
29/10/2018	£260,000

57, Goldlay Gardens, Goldlay Gardens - Flat-Maisonette House	
Dates Sold	Price
26/10/2018	£322,500

8, Goldlay Gardens, Goldlay Gardens - Semi-Detached House	
Dates Sold	Price
13/01/2017	£399,995
19/07/2004	£199,995
27/09/2002	£165,000
18/04/1997	£68,500

6, Goldlay Gardens, Goldlay Gardens - Semi-Detached House	
Dates Sold	Price
01/11/2012	£282,500
17/09/2009	£235,000
12/07/2002	£143,000
22/03/1996	£54,500

10, Goldlay Gardens, Goldlay Gardens - Semi-Detached House	
Dates Sold	Price
02/03/2012	£233,000
12/03/2004	£168,000

5, Goldlay Gardens, Goldlay Gardens - Semi-Detached House	
Dates Sold	Price
25/08/2011	£249,995
09/04/2001	£132,000
01/09/1999	£112,000
28/08/1997	£79,000

19, Goldlay Gardens, Goldlay Gardens - Semi-Detached House	
Dates Sold	Price
16/05/2008	£217,500

12, Goldlay Gardens, Goldlay Gardens - Semi-Detached House	
Dates Sold	Price
26/11/2003	£160,000

17, Goldlay Gardens, Goldlay Gardens - Semi-Detached House	
Dates Sold	Price
11/04/2002	£148,000

15, Goldlay Gardens, Goldlay Gardens - Semi-Detached House	
Dates Sold	Price
11/03/2002	£112,000

16, Goldlay Gardens, Goldlay Gardens - Semi-Detached House	
Dates Sold	Price
27/04/1998	£65,000

11, Goldlay Gardens, Goldlay Gardens - Semi-Detached House	
Dates Sold	Price
05/01/1996	£62,000

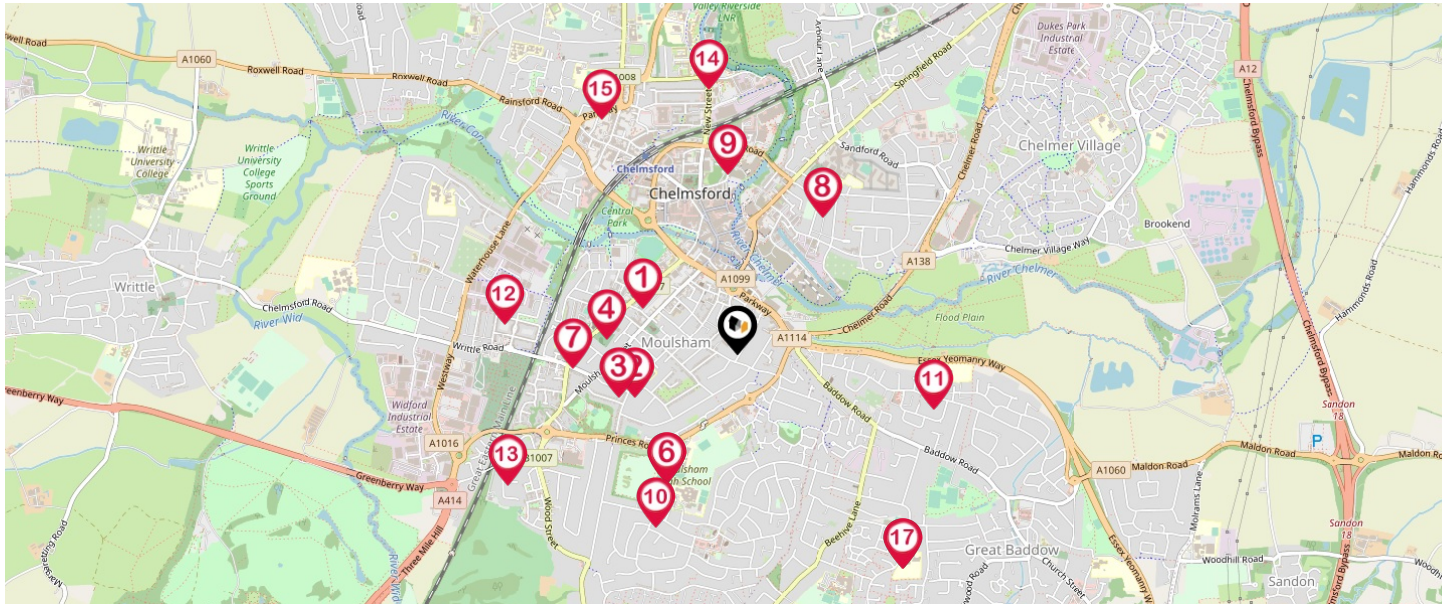
Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

Powered by
sprift
Know any property instantly

LOCAL AREA

NEARBY SCHOOLS & RATINGS



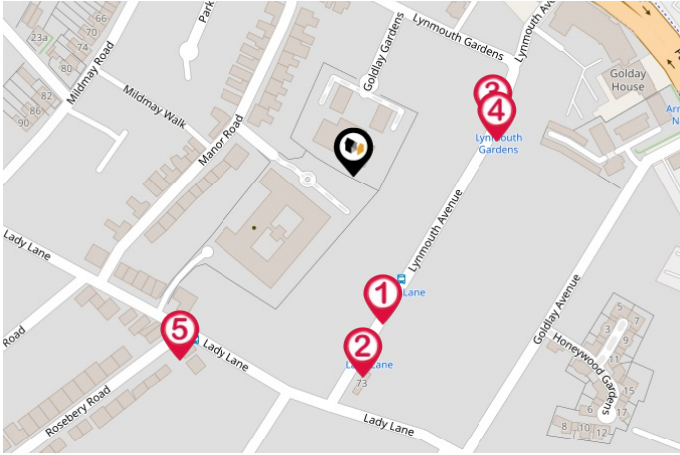
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Our Lady Immaculate Catholic Primary School	Good	216	0.37 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oaklands Infant School	-	175	0.39 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chelmsford College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	St Anne's School	-	131	0.47 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Moulsham Infant School	Good	285	0.53 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moulsham Junior School	Good	651	0.53 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	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"/>
8	Trinity Road Primary School	Good	310	0.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	The Cathedral Church of England Voluntary Aided Primary ...	Requires improvement	313	0.67 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Moulsham High School	Good	1530	0.69 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Meadgate Primary School	Good	202	0.76 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Community College Initiative Ltd	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Widford Lodge Preparatory School	-	210	0.95 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Anglia Ruskin University	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	King Edward VI Grammar School, Chelmsford	-	1128	0.99 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Larkrise Primary School	Good	180	1 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Woodcroft Nursery School	Good	116	1 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Bond Residential

43 New London Rd Chelmsford CM2 0ND
 01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

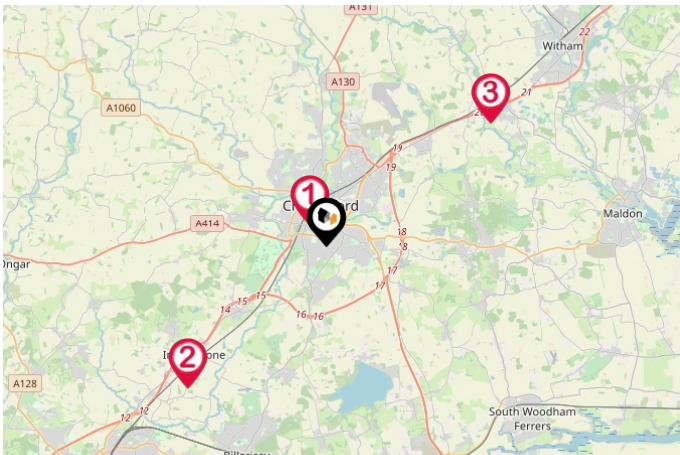
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Lady Lane | 0.07 miles
- 2 - Lady Lane | 0.09 miles
- 3 - Lynnouth Gardens | 0.07 miles
- 4 - Lynnouth Gardens | 0.07 miles
- 5 - Rosebery Road | 0.11 miles



NATIONAL RAIL STATIONS

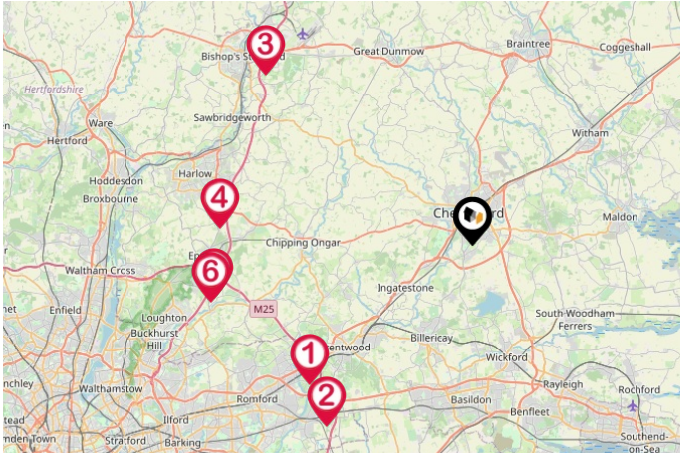
- 1 - Chelmsford Rail Station | 0.72 miles
- 2 - Ingatestone Rail Station | 5.74 miles
- 3 - Hatfield Peverel Rail Station | 6.14 miles

Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M25 J28 | 12.31 miles
- 2 - M25 J29 | 13.45 miles
- 3 - M11 J8 | 15.48 miles
- 4 - M11 J7 | 14.57 miles
- 5 - M11 J6 | 15.19 miles
- 6 - M25 J27 | 15.43 miles

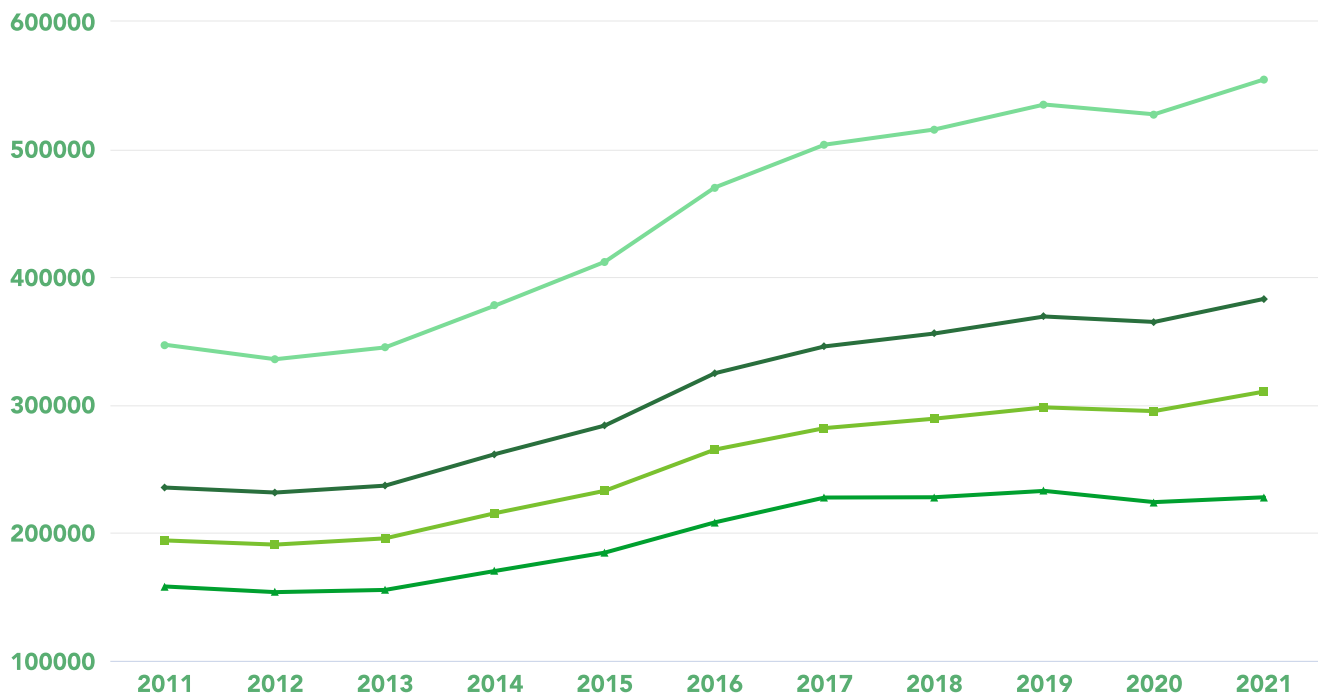
Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

LOCAL MARKET

HOUSE PRICE STATISTICS FOR CM2

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 44.11%



TERRACED
+ 59.94%



SEMI-DETACHED
+ 62.64%



DETACHED
+ 59.76%

£270,000

OIEO

Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

BOND RESIDENTIAL

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.

Bond Residential

43 New London Rd Chelmsford CM2 0ND
01245 500599
lee@bondresidential.co.uk
www.bondresidential.co.uk

Powered by
aprift
Know any property instantly

DATA QUALITY

Bond Residential is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



Contains public sector information licensed under the Open Government Licence v3.0

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Limited aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained in this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Information produced by HM Land Registry. Crown copyright and database rights 2021