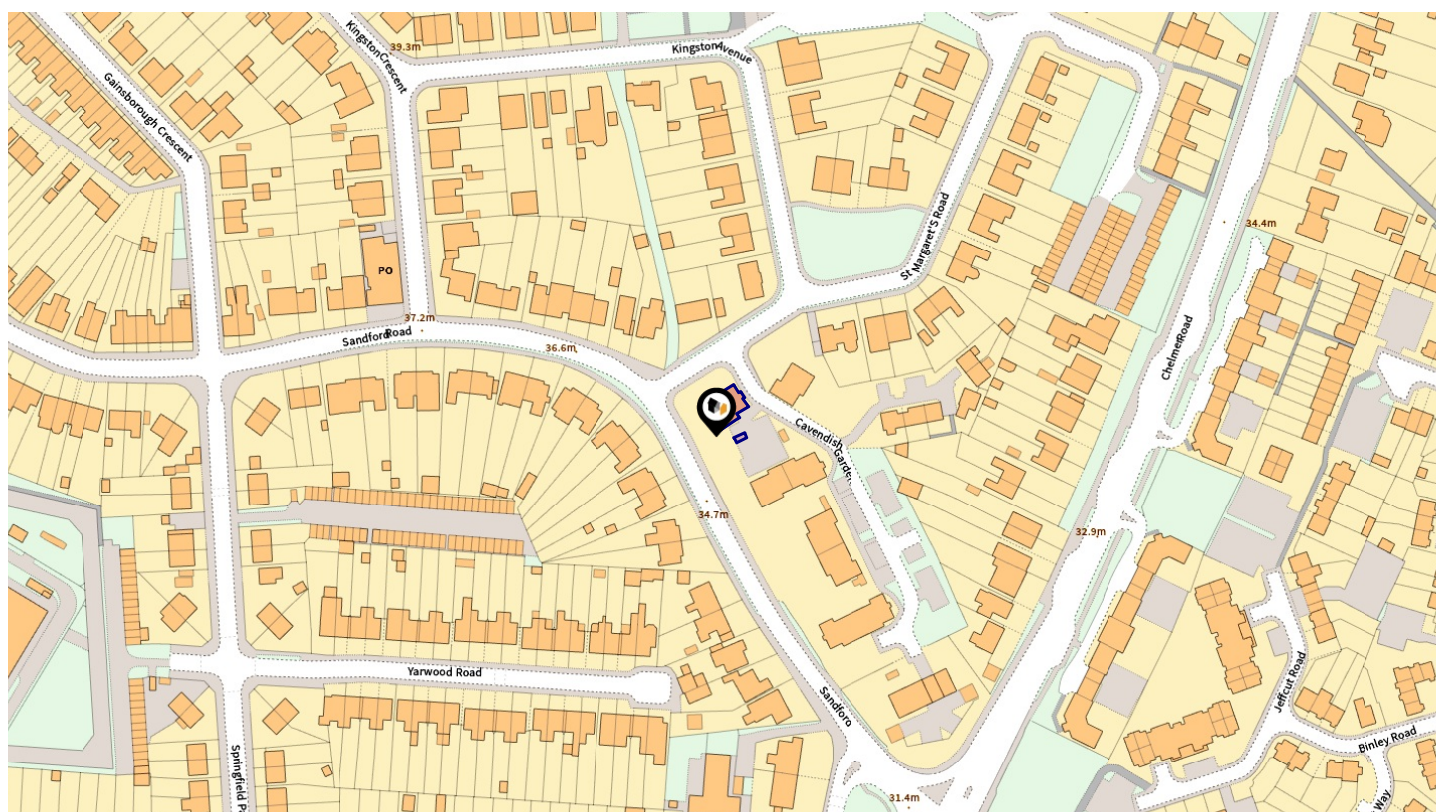


KEY FACTS FOR BUYERS

Cavendish Gardens, Chelmsford, CM2

June 2021



A guide to this property and the local area

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lee@bondresidential.co.uk

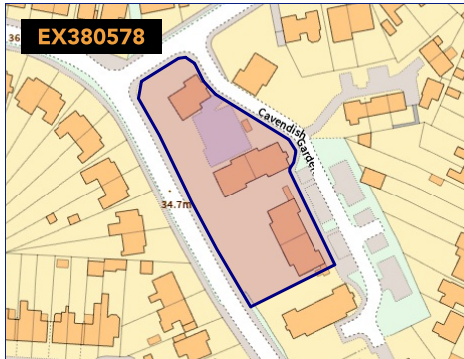
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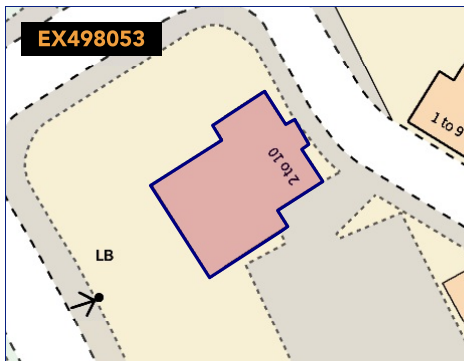
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
24 Jun 1993	24 Jun 2992	999 years	971 years

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22nd June 2021

INTRODUCTION

ACCOMMODATION

Bond Residential are delighted to offer for sale this traditional brick built first floor apartment which comprises an entrance hall, living/dining room, fitted kitchen, two bedrooms and bathroom with modern white suite. Externally the property offers residents allocated parking and communal gardens.

The property benefits from a 971 year lease with annual service charge of £870.80 and no ground rent payable. The property also benefits from double glazed windows and electric heating.

LOCATION

Cavendish Gardens is situated within 1.2 miles of Chelmsford High Street and mainline station. 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 and gyms including the newly refurbished Riverside Ice & Leisure. Chelmsford is renowned for its educational excellence and alongside the local schools primary schools, the property falls within the Boswells High School and college catchment area. Chelmsford offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 28 minutes, the property is also conveniently located within a mile of the A12 which provide access to the M25.

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PROPERTY OVERVIEW

CAVENDISH GARDENS, CHELMSFORD, CM2



 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Flat / Maisonette
2 Bedrooms

Floor Area: 527.43 ft²
49.00 m²

Plot Size: 0.03 acres

Council Tax Band: B

Annual Cost: £1,428.00 (avg)

Land Registry
Title Number: EX498053

Tenure: Leasehold

Lease Start Date: 24 Jun 1993

Lease End Date: 24 Jun 2992

Lease Term: 999 years from 24
June 1993

Term Remaining: 971 years

£/sqft: £260.91

AREA KEY FACTS

Local Authority: CHELMSFORD

Flood Risk: Very Low

Conservation Area: Pending for this local
authority, Chelmsford

Predicted Broadband Speeds

Basic: 13 Mbps

Superfast: 170 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

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PROPERTY OVERVIEW

PHOTO GALLERY



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PROPERTY OVERVIEW

PHOTO GALLERY



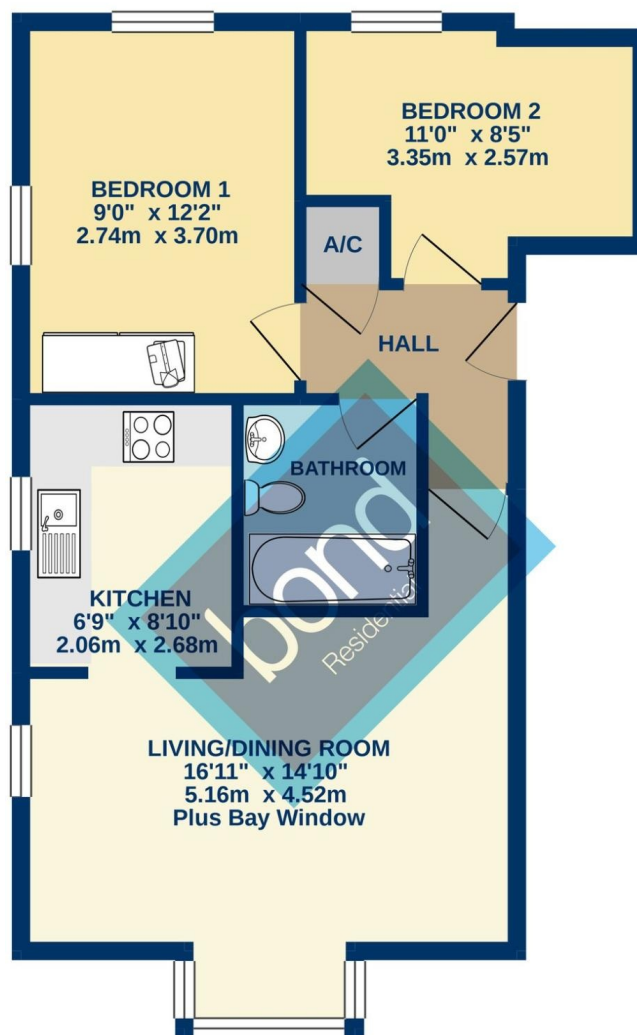
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PROPERTY OVERVIEW

FLOORPLANS

FIRST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.1 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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PROPERTY OVERVIEW

EPC

Cavendish Gardens, St. Margarets Road, CHELMSFORD, CM2

Energy rating

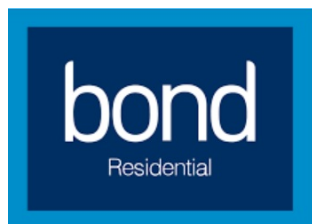
C

Valid until 30.06.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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22nd June 2021

SOLD ON YOUR STREET SINCE 1995

58, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
29/05/2020	£180,000
25/09/2013	£136,000
08/06/2006	£136,950
20, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
05/12/2019	£170,000
27, Cavendish Gardens, Cavendish Gardens - Semi-Detached House	
Dates Sold	Price
25/01/2019	£252,000
32, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
05/11/2018	£215,000
64, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
21/06/2018	£225,000
11/04/2014	£173,000
07/05/2010	£155,000
06/02/2004	£142,000
33, Cavendish Gardens, Cavendish Gardens - Terraced House	
Dates Sold	Price
21/12/2017	£235,000
78, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
31/08/2017	£194,000
25/10/2005	£149,000
31, Cavendish Gardens, Cavendish Gardens - Detached House	
Dates Sold	Price
09/06/2017	£265,000

2, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
24/04/2017	£200,000
56, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
18/10/2016	£182,000
62, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
12/08/2016	£180,000
19/10/2006	£147,500
30/01/2004	£136,000
74, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
10/06/2016	£186,000
18/02/2003	£125,250
30, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
02/06/2015	£175,000
48, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
15/12/2014	£151,000
05/12/2003	£135,000
46, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
01/08/2014	£179,995
20/12/2007	£178,500
21/12/2005	£155,000
22, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
15/07/2014	£158,000
28/10/2005	£140,000

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22nd June 2021

SOLD ON YOUR STREET SINCE 1995

28, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
12/09/2013	£139,995
3, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
21/06/2013	£125,000
15/01/2009	£93,380
60, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
22/08/2012	£133,000
24/07/2006	£143,500
37, Cavendish Gardens, Cavendish Gardens - Detached House	
Dates Sold	Price
10/08/2011	£185,000
50, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
05/03/2010	£135,000
08/02/2006	£132,500
6, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
28/10/2009	£137,500
40, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
05/05/2009	£143,000
44, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
09/11/2007	£158,000
05/11/2004	£152,500
84, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
22/06/2006	£116,000

42, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
26/05/2006	£137,000
86, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
05/05/2006	£129,000
7, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
27/05/2005	£139,995
9, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
14/05/2004	£146,000
8, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
13/05/2004	£146,000
52, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
31/10/2003	£123,000
26, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
29/10/2003	£132,500
18, Cavendish Gardens, Cavendish Gardens - Flat-Maisonette House	
Dates Sold	Price
27/06/2003	£70,000

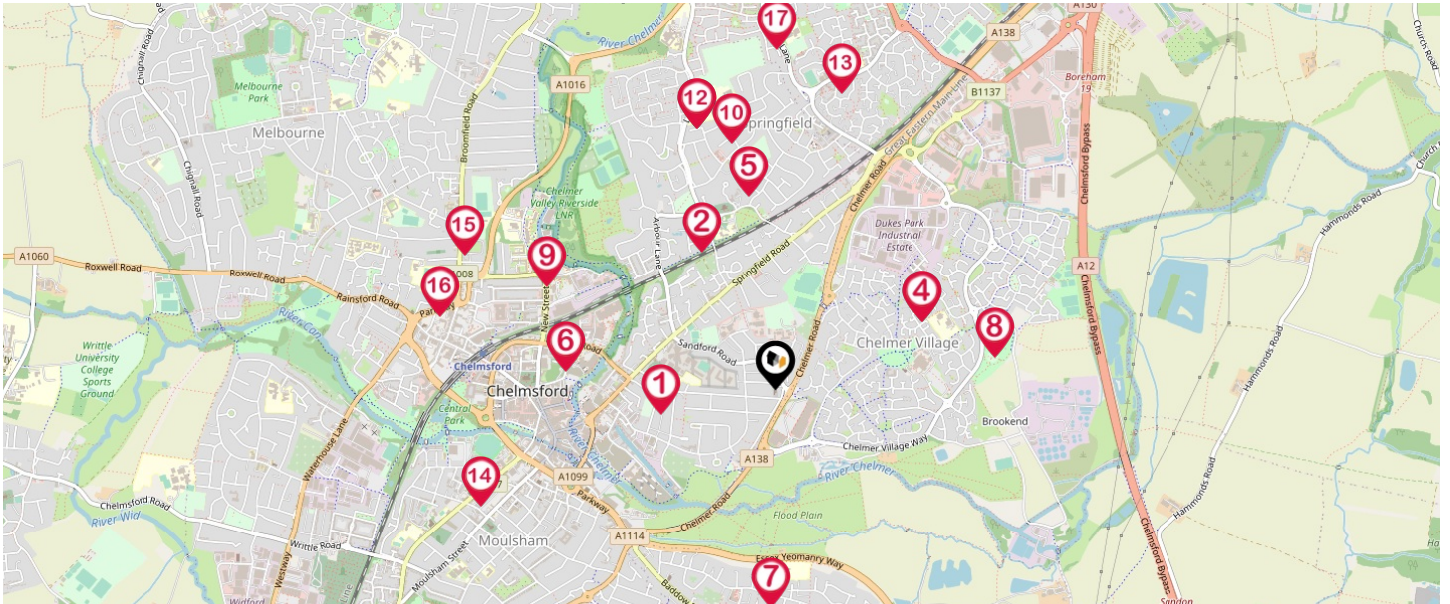
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



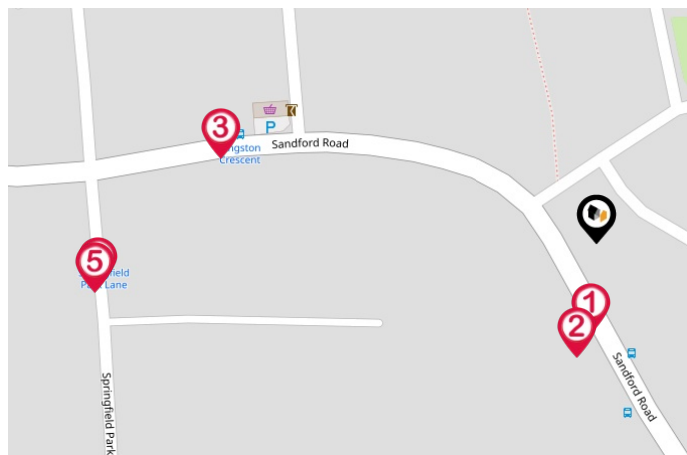
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Trinity Road Primary School	Good	310	0.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chelmsford Hospital School	Outstanding	12	0.57 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Barnes Farm Infant School	-	241	0.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barnes Farm Junior School	-	356	0.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Tyrrells School	Good	449	0.72 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Cathedral Church of England Voluntary Aided Primary ...	Requires improvement	313	0.76 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meadgate Primary School	Good	202	0.79 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chancellor Park Primary School, Chelmsford	Outstanding	240	0.83 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Anglia Ruskin University	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Boswells School	Good	1467	0.92 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Perryfields Junior School	-	300	1 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Perryfields Infant School	-	181	1 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Bishops' Church of England and Roman Catholic Prima...	Good	436	1.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Our Lady Immaculate Catholic Primary School	Good	216	1.15 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Chelmsford County High School for Girls	-	987	1.23 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	King Edward VI Grammar School, Chelmsford	-	1128	1.25 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Springfield Primary School	Requires improvement	436	1.25 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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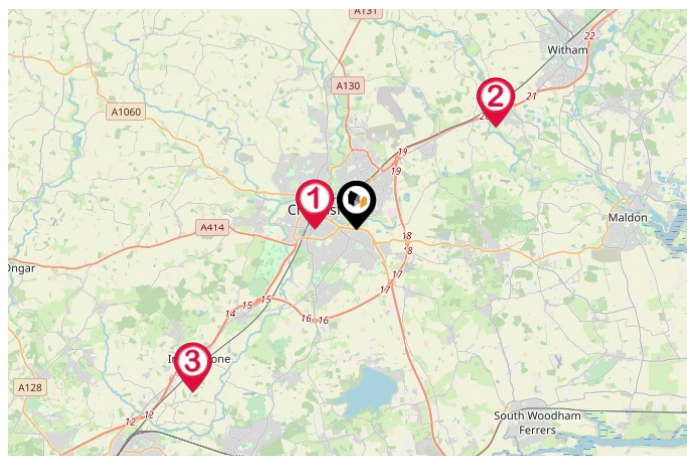
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Sandford Road | 0.02 miles
- 2 - Sandford Road | 0.03 miles
- 3 - Kingston Crescent | 0.09 miles
- 4 - Springfield Park Lane | 0.11 miles
- 5 - Springfield Park Lane | 0.11 miles



NATIONAL RAIL STATIONS

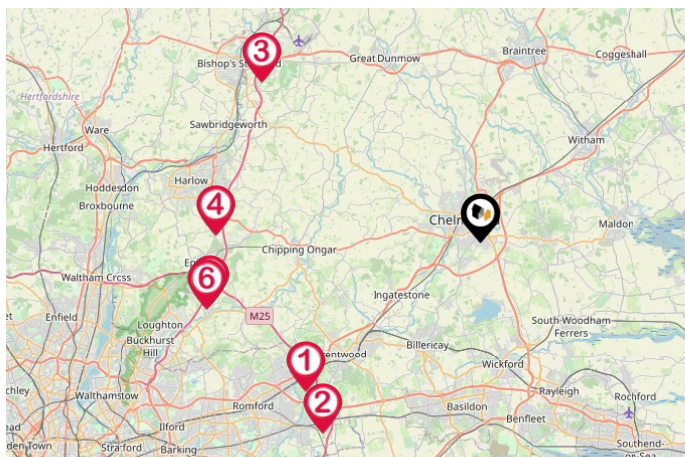
- 1 - Chelmsford Rail Station | 1.07 miles
- 2 - Hatfield Peverel Rail Station | 5.2 miles
- 3 - Ingatestone Rail Station | 6.68 miles

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LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M25 J28 | 13.26 miles
- 2 - M25 J29 | 14.38 miles
- 3 - M11 J8 | 15.68 miles
- 4 - M11 J7 | 15.27 miles
- 5 - M11 J6 | 16.03 miles
- 6 - M25 J27 | 16.28 miles

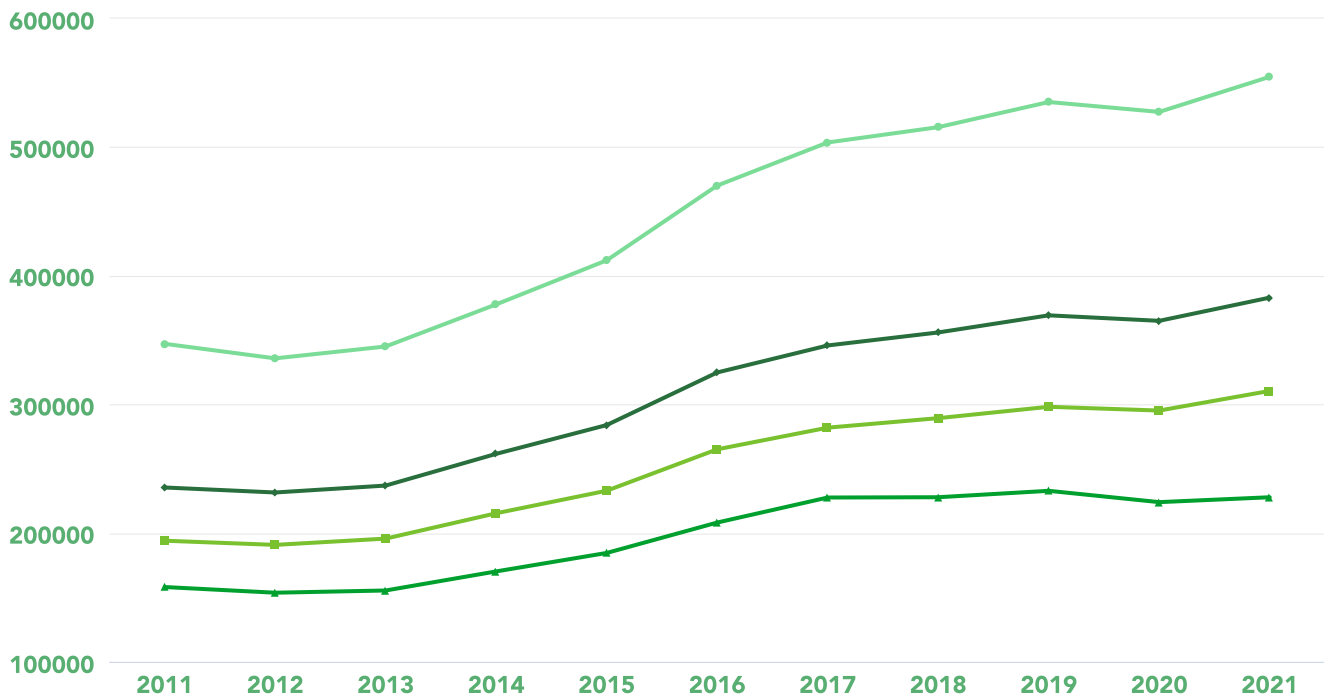
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LOCAL MARKET

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%

£220,000

Asking Price

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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.

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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:



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