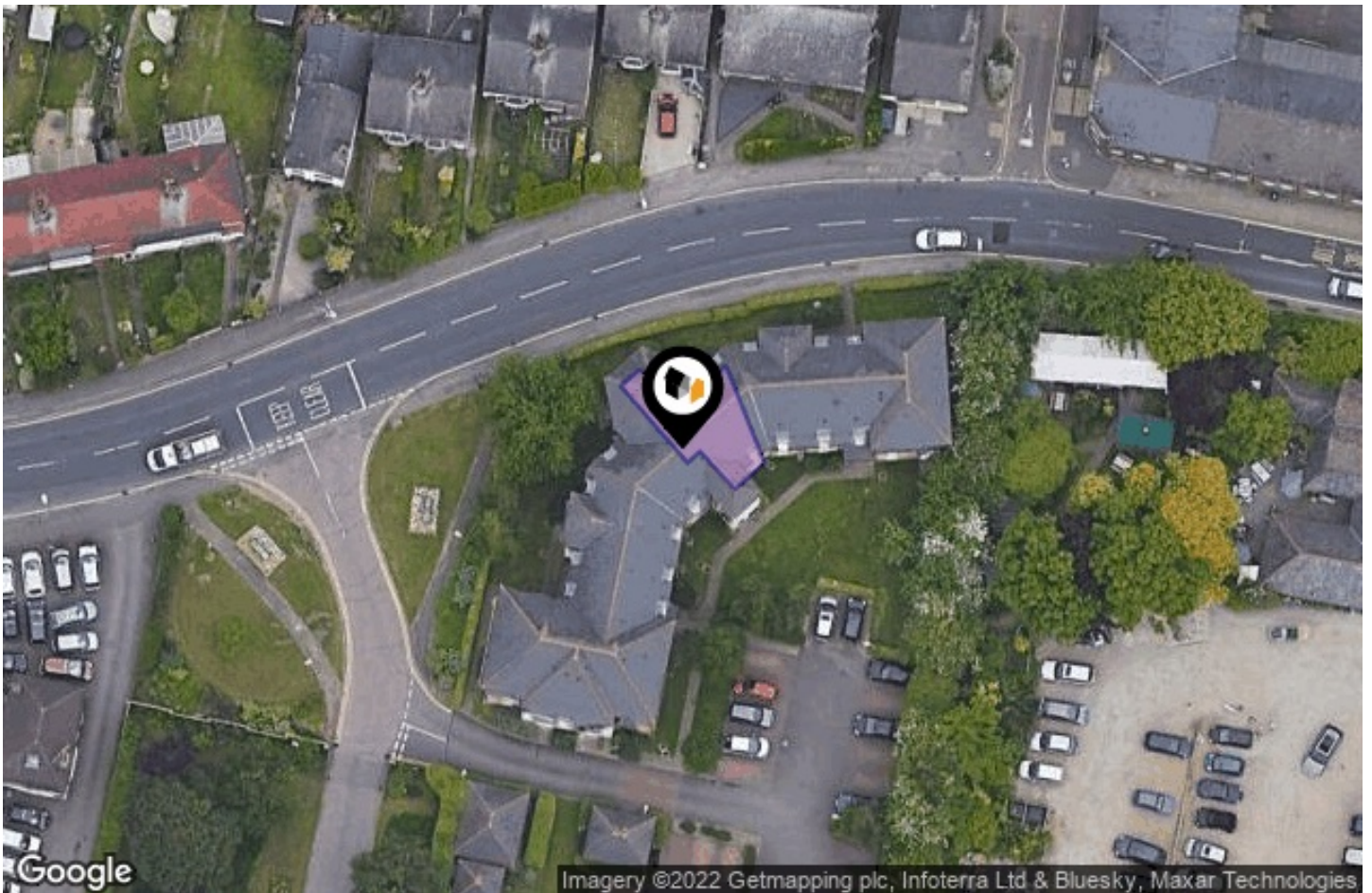




KEY FACTS FOR BUYERS

Writtle Road, Chelmsford, CM1

May 2022



A guide to this property and the local area

Bond Residential

43 New London Rd Chelmsford CM2 0ND

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lee@bondresidential.co.uk

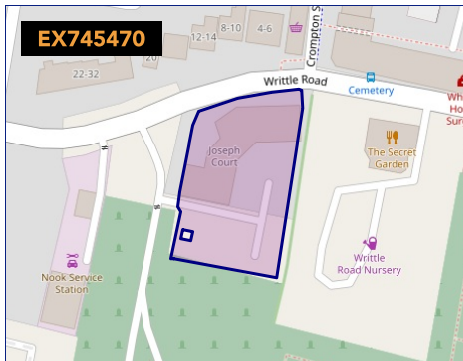
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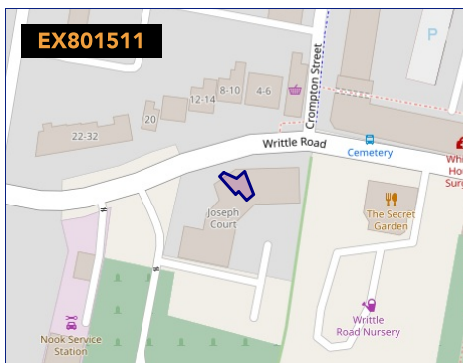
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01/01/2007	31/12/2131	From 1 Ja	109 years

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INTRODUCTION

ACCOMMODATION:

Bond Residential are delighted to offer this well presented two bedroom top floor apartment being sold with no onward chain. The property offers an entrance hall, living/dining room with Juliet balcony, fitted kitchen with built in oven and hob, two bedrooms, master bedroom with fitted wardrobe & en suite, family bathroom with modern white suite. The current owners have fitted Amtico style flooring throughout the bedrooms, hall and living room to provide a contemporary feel that flows throughout the apartment. The apartment has the added bonus of having a partly boarded loft which is accessed by a pulldown ladder and provides additional storage. Externally the development benefits from landscaped communal gardens and private residents parking.

LOCATION:

Situated on Writtle Road which is conveniently located within 1.1 miles of the mainline station and High Street, Joseph Court is conveniently positioned for those looking to be in easy access of the station or city centre.

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 at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of pleasant open spaces with close proximity of Joseph Court with Central Park, Oaklands Park and Hylands estate all being within a miles walk of the development.

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.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

COUNCIL TAX BAND - C

TENURE - LEASEHOLD

LEASE LENGTH - 109 YEARS REMAINING

GROUND RENT - £329.42 PA REVIEWED EVERY 5 YEARS

SERVICE CHARGE - £1759 PA

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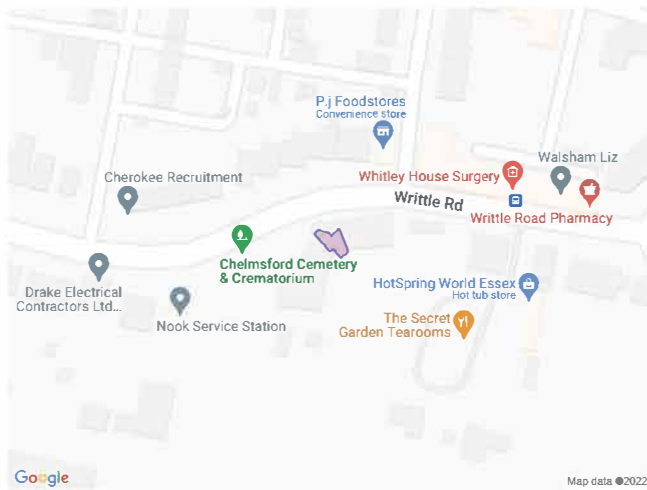
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PROPERTY OVERVIEW

WRITTLE ROAD, CHELMSFORD, CM1










 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Flat / Maisonette	
2 Bedrooms	
Floor Area:	570.49 ft ² 53.00 m ²
Plot Size:	0.02 acres
Council Tax Band:	C
Annual Cost:	£1,729.56 (avg)
Land Registry Title Number:	EX801511
Tenure:	Leasehold
Lease Start Date:	01 Jan 2007
Lease End Date:	31 Dec 2131
Lease Term:	From 1 January 2007 to 31 December 2131
Term Remaining:	109 years
£/sqft:	£416.67

AREA KEY FACTS

Local Authority:	CHELMSFORD
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	8 Mbps
Superfast:	80 Mbps
Ultrafast:	330 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



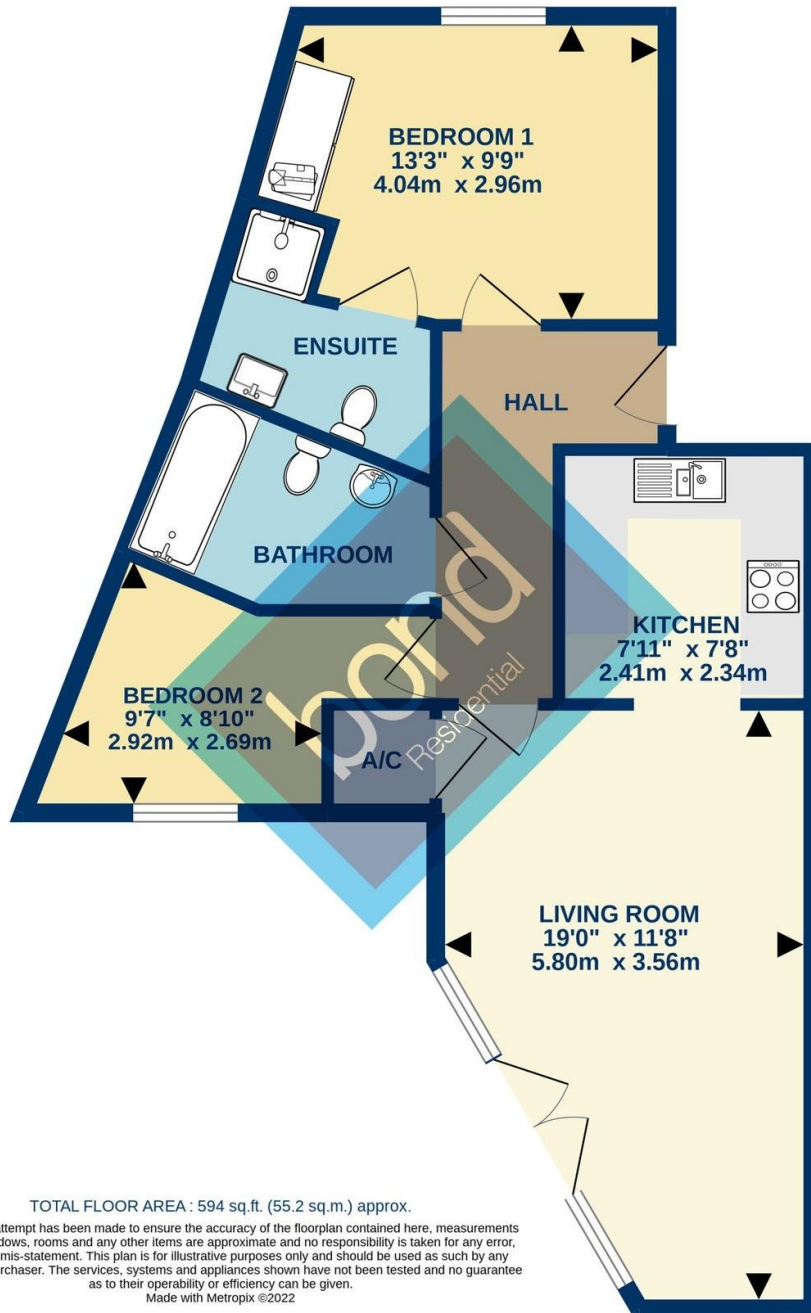
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PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



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PROPERTY OVERVIEW

EPC

WRITTLE ROAD, CHELMSFORD, CM1

Energy rating
C

Valid until 20.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	82 b
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

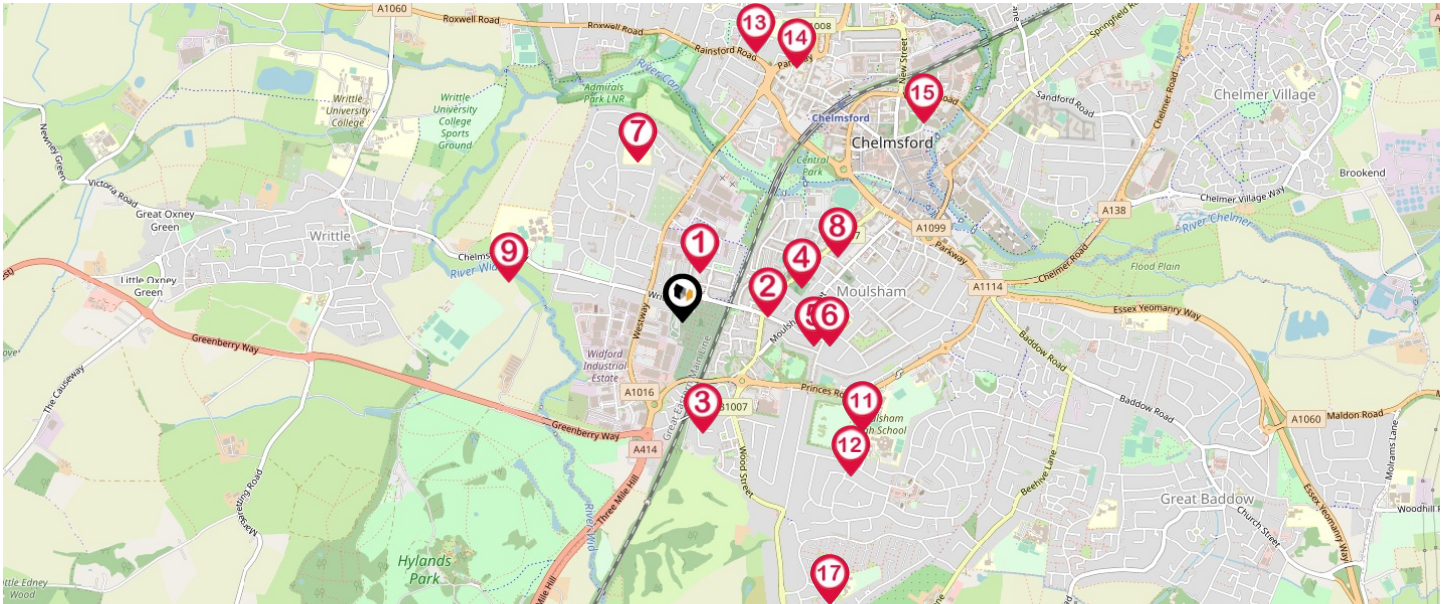
Property Type:	Flat	Lighting:	Low energy lighting in 90% of fixed outlets
Built Form:	End-Terrace	Main Heating:	Room heaters, electric
Transaction Type:	Marketed sale	Main Heating Controls:	Programmer and appliance thermostats
Total Floor Area:	52.62 m ²	Open Fireplaces:	0
Energy Tariff:	Dual	Hotwater System:	Electric immersion, off-peak
Main Fuel:	Electricity - this is for backwards compatibility only and should not be used	Hotwater Energy Efficiency:	Average
Mains Gas:	No	Floors:	(other premises below)
Floor Level:	2nd	Walls:	Cavity wall, as built, insulated (assumed)
Flat Top Storey:	Yes	Walls Energy:	Good
Top Storey:	3	Roof:	Pitched, insulated (assumed)
Glazing Type:	Double glazing installed during or after 2002	Roof Energy:	Very Good
Previous Extensions:	0	Ventilation:	Natural

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



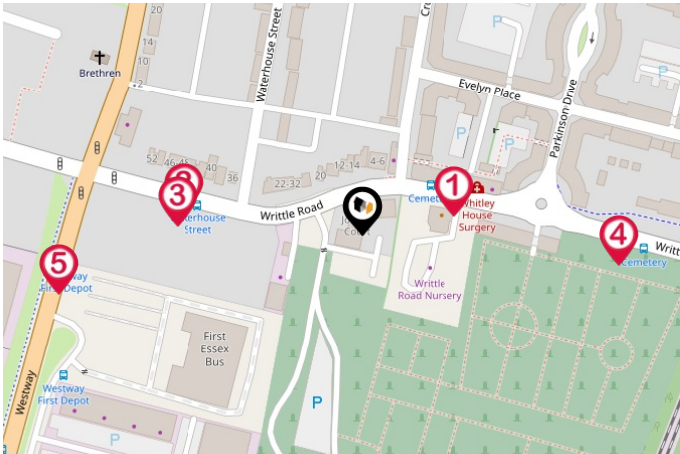
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Community College Initiative Ltd	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	St Cedd's School	-	380	0.33 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Widford Lodge Preparatory School	-	210	0.41 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	Chelmsford College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Oaklands Infant School	-	175	0.57 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Westlands Community Primary School	Good	616	0.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady Immaculate Catholic Primary School	Good	216	0.64 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Hylands School	Requires improvement	729	0.64 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Moulsham Infant School	Good	285	0.79 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Moulsham Junior School	Good	651	0.79 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Moulsham High School	Good	1530	0.85 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Maltese Road Primary School	Good	207	1.03 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	King Edward VI Grammar School, Chelmsford	-	1128	1.04 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	The Cathedral Church of England Voluntary Aided Primary ...	Requires improvement	313	1.16 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Mildmay Infant and Nursery School	-	291	1.17 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Mildmay Junior School	Requires improvement	348	1.17 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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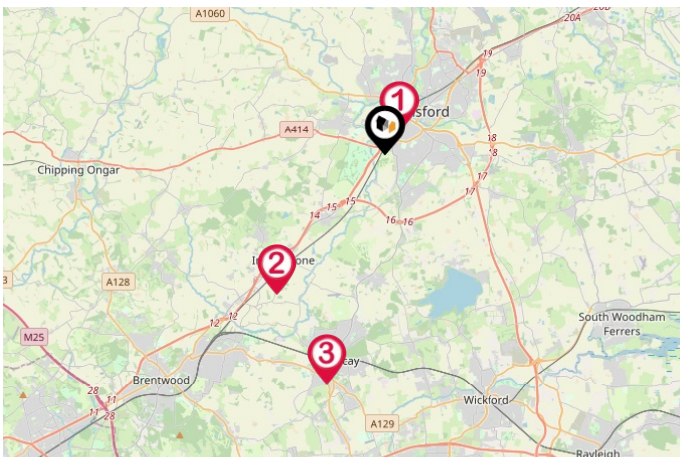
LOCAL AREA

NEAREST TRANSPORT LINKS



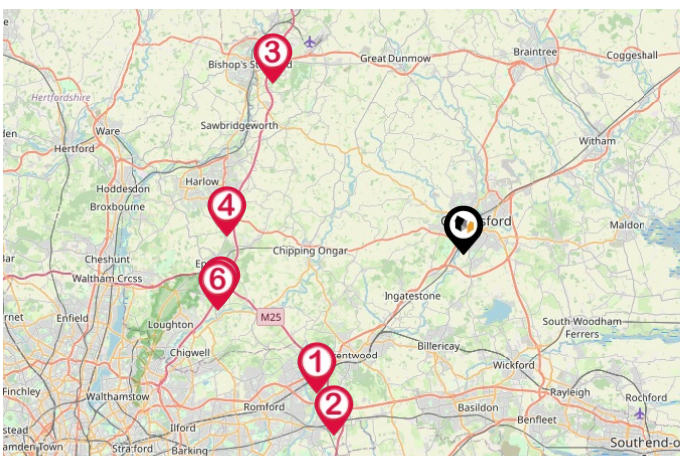
BUS STOPS/STATIONS

- 1 - Cemetery | 0.04 miles
- 2 - Waterhouse Street | 0.08 miles
- 3 - Waterhouse Street | 0.08 miles
- 4 - Cemetery | 0.12 miles
- 5 - Westway First Depot | 0.14 miles



NATIONAL RAIL STATIONS

- 1 - Chelmsford Rail Station | 0.91 miles
- 2 - Ingatestone Rail Station | 5.1 miles
- 3 - Billericay Rail Station | 6.91 miles



TRUNK ROADS/MOTORWAYS

- 1 - M25 J28 | 11.59 miles
- 2 - M25 J29 | 12.85 miles
- 3 - M11 J8 | 14.84 miles
- 4 - M11 J7 | 13.65 miles
- 5 - M11 J6 | 14.27 miles
- 6 - M25 J27 | 14.52 miles

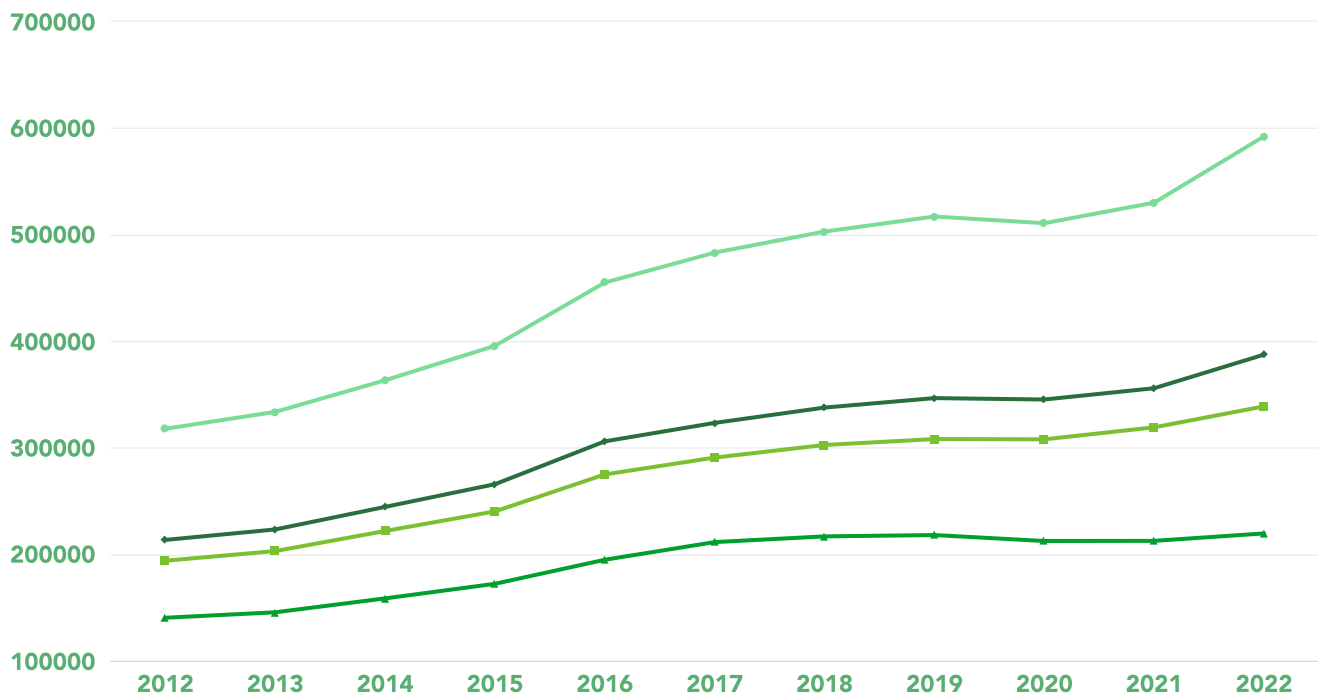
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR CM1

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 56.33%



TERRACED
+ 74.68%



SEMI-DETACHED
+ 81.42%



DETACHED
+ 86.32%

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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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TESTIMONIALS

WHAT OUR CLIENTS THINK

Testimonial 1



First class professional service. Selling process was as painless as possible.

Testimonial 2



The process with Bond Estate agents was very easy. They have definitely put my faith back in Estate Agents. Thank you very much with all of you help in selling my property.

Testimonial 3



Bond Residential were extremely helpful and supportive of us as first-time buyers during the height of the pandemic. As we encountered issue after issue with our solicitors, we were very impressed with how Bond went above and beyond to support our purchase and keep us informed. I would absolutely recommend Bond to anybody looking to sell their home, and would look to them for any future sale or purchase.



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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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