



**Connells**

Regina Road  
Chelmsford



### Property Description

Welcome to Regina Road, Chelmsford - a well-presented 3 year old two-bedroom first-floor apartment offered on a 25% shared ownership basis. Perfectly positioned within walking distance of Chelmsford city centre and mainline station, this modern home provides an ideal opportunity for first-time buyers to step onto the property ladder. With spacious interiors, allocated secured parking, and a peaceful residential setting, this apartment combines comfort, convenience, and affordability.

\*All applicants are subject to an affordability assessment with the housing association prior to viewing.

100% share is available for purchase at the market rate of £300,000 FIXED.

### Kitchen/Lounge

13' 5" x 21' 9" ( 4.09m x 6.63m )

### Hall

16' x 11' ( 4.88m x 3.35m )

### Bedroom One

10' 2" x 13' 5" ( 3.10m x 4.09m )

### Bedroom Two

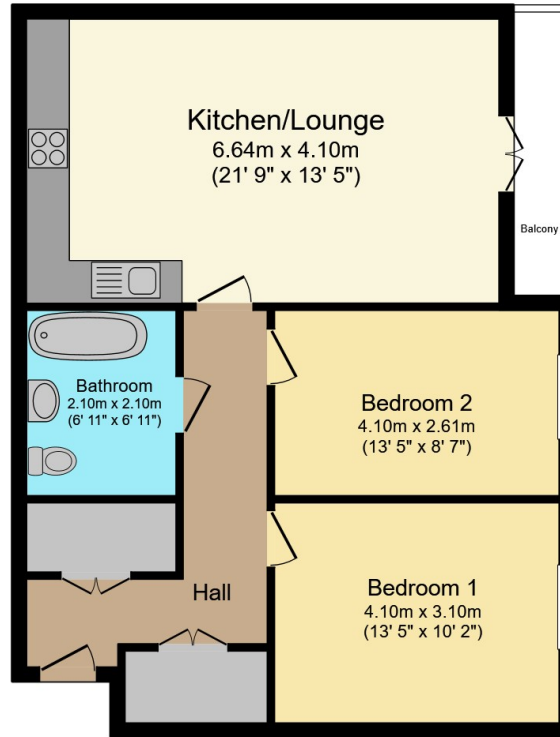
8' 7" x 13' 5" ( 2.62m x 4.09m )











Total floor area 69.6 m<sup>2</sup> (749 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01245 261 266**

**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
CHELMSFORD CM1 1EH

EPC Rating: B Council Tax  
Band: D

Service Charge: Ask  
Agent

Ground Rent:  
813.71

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CHL309041](http://connells.co.uk/Property/CHL309041)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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