

APARTMENTS

by HOME PARTNERSHIP



Sandon
£315,000
2-bed apartment

Sandon Brook Manor

Set within a charming converted Victorian building on the fringes of Sandon and Great Baddow, is this two double bedroom apartment offering plenty of charm, character and space. Inside, there is a dual aspect lounge that is bright and airy, a modern kitchen with fitted appliances, while both bedrooms are well proportioned doubles. The main bedroom also benefits from a spacious en suite. The apartment is offered with no onward chain, and benefits from two allocated parking spaces.

Situated in the popular village of Sandon, the property offers a quieter setting while remaining within easy reach of Chelmsford city centre and having excellent road links to the A12 and M25. The Park & Ride is just half a mile away with fast and frequent buses into Chelmsford city centre which offers multiple shopping facilities, entertainment, a range of bars and restaurants along with sporting and further educational establishments.

Chelmsford
11 Duke Street
Essex CM1 1HL

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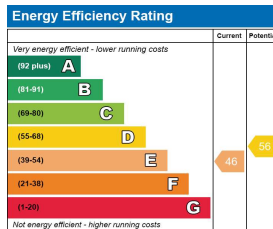
Sales
01245 250 222
Lettings
01245 253 377
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01245 253 370



Features

- No onward chain
- Bedroom 1 with a spacious en suite
- Two allocated parking spaces
- Dual aspect lounge
- 0.5 mile drive from Sandon park and ride
- Stunning conversion
- Two double bedrooms
- Beautiful landscaped gardens
- Re-fitted kitchen
- Good to access to the A12 & M25

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 125 year lease commencing 24/06/2001. There are 99 years remaining

Service Charge: For the period of 01/09/2025 to 06/07/2026 the service charge is £2,512.08. The service charge is reviewed annually.

Ground Rent: £300 per annum. The ground rent increases by £150 every 25 years, the next increase date is 24/06/2051.

Band D is the council tax band for this property with an annual amount of £2,295.54.

The Nitty Gritty (Stranger Things Edition)

Buying a home can sometimes feel like entering the Upside Down — strange, mysterious, and full of things you weren't expecting! Luckily, as an integral part of our local community, we've got to know some of the best professionals in Hawkins (well... our local area, anyway!). If we recommend a professional to you, it's because we genuinely believe they can help make your journey as smooth and stress-free as possible. But before we open any mysterious portals, there's one thing you should know... A small number of the professionals we recommend (certainly not the majority) may occasionally pay us a referral fee of up to £200. You are under absolutely no obligation to use any third party we recommend. The choice is entirely yours.

If your offer on one of our properties is accepted and you successfully proceed with the purchase, there is an administration charge of £36 including VAT per person. This non-refundable charge covers the completion of our Anti-Money Laundering Identity Checks. Think of it as our very own Hawkins Laboratory security check — making sure we know exactly who is coming through the door before we let the property adventure continue! No Demogorgons. No secret portals. Just a few necessary checks to keep everything above board.

