

Friars House, Parkway, Chelmsford, CM2 0NF



welcome to

Friars House, Parkway

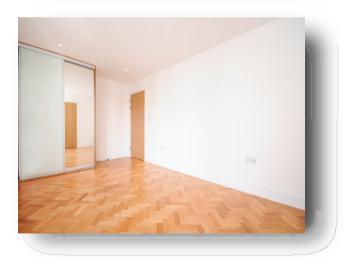
HELP TO BUY AVAILABLE A stunning two bedroom, third floor apartment. The property is a short stroll from both Chelmsford City Centre and mainline train station and is finished to a high standard throughout with integrated appliances in the kitchen and and en suite to the master bedroom.













Perfectly located in the bustling Chelmsford City Centre, Friars House has the recently developed Bond Street area, including John Lewis department store, just a few minutes' walk away, High Chelmer and Meadows shopping centres, along with the city's main retail streets on its doorstep, offering both high-street names and independent boutiques, as well as a variety of cafés, food takeaways and restaurants.

Entrance Hall

Accessed via lift. Airing cupboard with plumbing for washing machine.

Lounge/kitchen

20' 9 x 14' 8 (6.10m 9 x 4.27m 8)

Fitted with the highest quality fittings including a high gloss Italian Kitchen with integrated Siemens appliances, triple glazed window and original parquet flooring throughout. The property also benefits from a Juliet balcony.

Bedroom One

15' 12 x 9' 11 (4.57m 12 x 2.74m 11)

En Suite Shower

Bedroom Two

Irregular Shaped Room 15' $8 \times 10'$ 2 (4.57m 8×3.05 m) Original parquet flooring, triple glazed windows and built in wardrobes

Bathroom

High quality bathroom with Hans Grohe fittings

Agents Note

Images provided for guidance only and may not be of this specific plot. High quality triple glazing throughout and solar panel energy make this an energy efficient apartment.





welcome to

Friars House, Parkway

- Stunning two bedroom apartment
- Easy access to city centre and mainline station
- High quality fixtures and fittings throughout
- Lift to all floors
- Call today to book your appointment

Tenure: Leasehold EPC Rating: Exempt

price on application

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref: CHE108807 - 0003 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Please note the marker reflects the postcode not the actual property





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