



MARCONI *Evolution*

Phase One



Bellway



MARCONI *Evolution*

join / the / evolution



Ideally located at the heart of the vibrant city of Chelmsford, Marconi Evolution is a stunning new collection of contemporary apartments and houses, tailor made for modern city living.



MARCONI *Evolution*



Computer generated image.

Bellway's iconic Marconi Evolution development is breathing new life into the much-loved New Street Works at the centre of Chelmsford...

Set to transform the area bordering Marconi Road and New Street, Bellway's ambitious plans will regenerate the site, providing an exclusive collection of stylish 1 and 2 bedroom apartments, complemented by a number of 3 and 4 bedroom family homes. This exciting project marks the next phase in the evolution of one of the city of Chelmsford's most recognisable landmarks, ensuring the history of this fascinating site is preserved while creating a brand new urban destination for tomorrow.



Computer generated image.

THE Houses



three / and / four / bedroom / houses

- / - - - - /
/ /
/ /



Extending over two or three storeys, each of the three and four bedroom houses at Marconi Evolution offers a spacious, open plan kitchen/diner alongside a bright living room. Every master bedroom also comes complete with its own en suite.

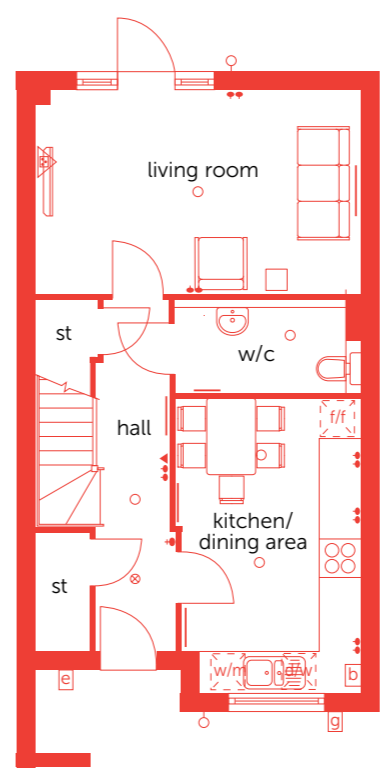
Computer generated images.

THE ROMA

THREE BEDROOM HOUSE
PLOTS 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11

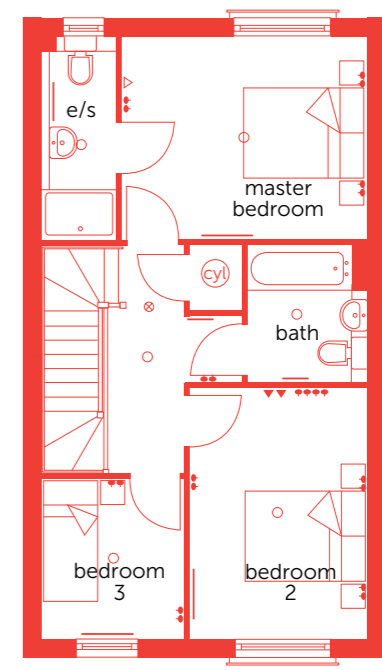


Computer generated image.



GROUND FLOOR

| | | |
|-------------------------|--------------------------------|------------------------------|
| Kitchen/ Dining Area | 4.780m x 3.015m (max) (max) | 15'8" x 9'11" (max) (max) |
| Living Room | 5.275m x 3.270m | 17'4" x 10'9" |



FIRST FLOOR

| | | |
|----------------|-----------------|---------------|
| Master Bedroom | 3.980m x 3.270m | 13'1" x 10'9" |
| Bedroom 2 | 4.080m x 2.875m | 13'5" x 9'5" |
| Bedroom 3 | 2.600m x 2.305m | 8'6" x 7'7" |

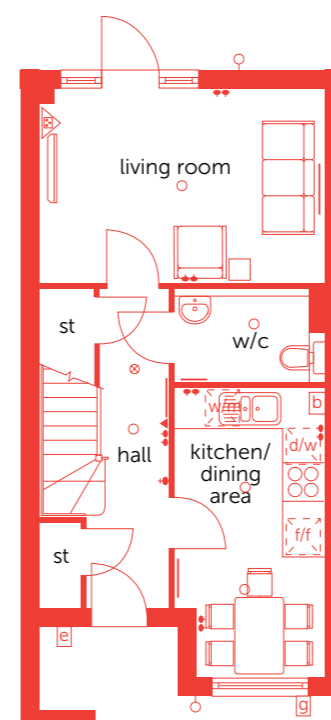
- ⊗ smoke detector ●● double socket 📺 media panel 🛁 hot water cylinder e/s en suite 🍽️ dishwasher space
- ceiling light ▲ telephone point — radiator ⚡ gas meter 🚪 st cupboard 🧊 integrated fridge/freezer
- 🌡️ thermostat 📶 TV aerial outlet 🏠 boiler ⚡ electric meter 🧺 w/m washing machine space ☀ outside light

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot.

Computer generated image shown opposite. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

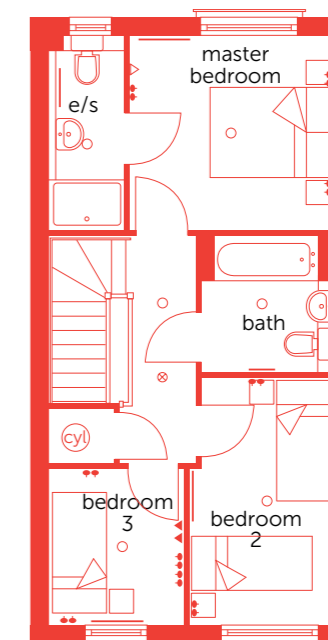
THE Poretta

THREE BEDROOM HOUSE
PLOT 1



GROUND FLOOR

| | | |
|-------------------------|--------------------------------|------------------------------|
| Kitchen/ Dining Area | 4.700m x 2.410m (max) (max) | 15'5" x 7'11" (max) (max) |
| Living Room | 4.600m x 3.130m | 15'1" x 10'3" |



FIRST FLOOR

| | | |
|----------------|--------------------------|-----------------------|
| Master Bedroom | 3.305m x 3.130m | 10'10" x 10'3" |
| Bedroom 2 | 4.000m x 2.325m (max) | 13'2" x 7'8" (max) |
| Bedroom 3 | 2.520m x 2.180m | 8'3" x 7'2" |

- ⊗ smoke detector ● double socket 📺 media panel 🛀 hot water cylinder e/s en suite 🍽️ dishwasher space
- ceiling light ▲ telephone point — radiator ⚙️ gas meter 🚪 cupboard 🧊 integrated fridge/freezer
- 🌡️ thermostat 📶 TV aerial outlet 🏠 boiler ⚡ electric meter 🧺 washing machine space ☀️ outside light

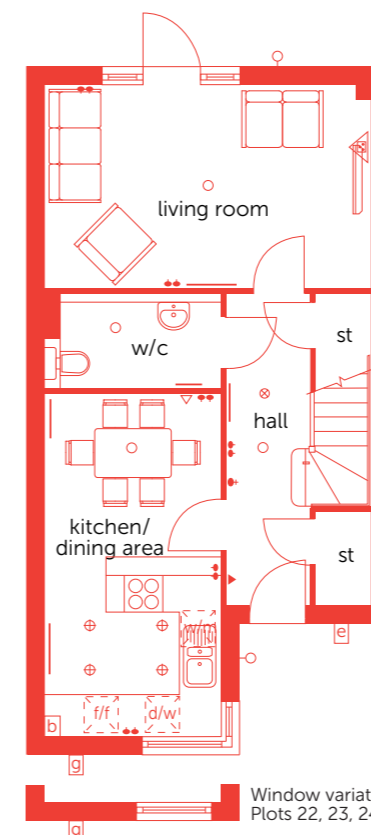
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Computer generated image.

THE *Saturn*

FOUR BEDROOM HOUSE
PLOTS 22, 23, 24, 25, 59, 60, 61, 62, 63, 64, 65 & 66

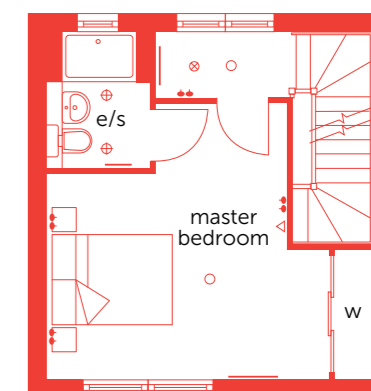
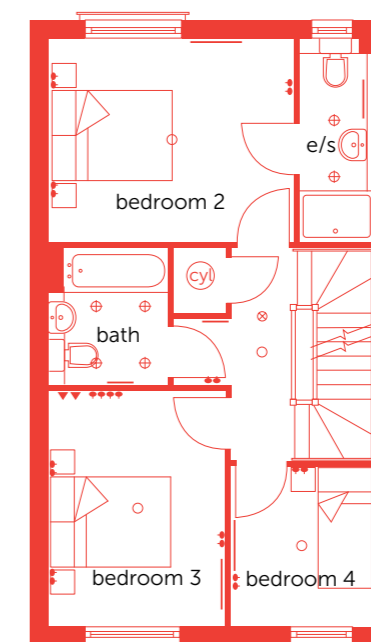


GROUND FLOOR

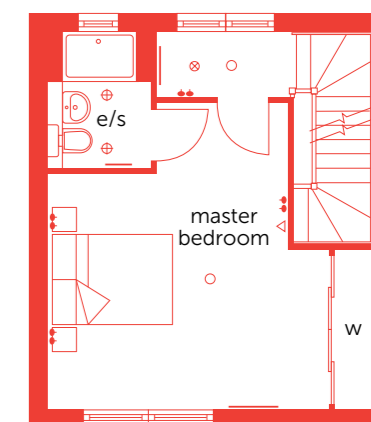
| | | |
|-------------------------|--------------------------------|-----------------------------|
| Kitchen/ Dining Area | 5.570m x 2.820m (max) (max) | 18'3" x 9'3" (max) (max) |
| Living Room | 5.275m x 3.270m | 17'4" x 10'9" |

FIRST FLOOR

| | | |
|-----------|-----------------|---------------|
| Bedroom 2 | 3.980m x 3.270m | 13'1" x 10'9" |
| Bedroom 3 | 3.850m x 2.855m | 12'8" x 9'4" |
| Bedroom 4 | 2.600m x 2.325m | 8'7" x 7'8" |



Plots 22, 23, 24, 25,
59, 60, 61, 62 & 63



Plots 64, 65 & 66

SECOND FLOOR

| | | |
|---------------------|--------------------------------|------------------------------|
| Master Bedroom | | |
| Plots 22-25 & 59-63 | 5.275m x 4.480m (max) (max) | 17'4" x 14'9" (max) (max) |
| Plots 64, 65 & 66 | 5.275m x 5.000m (max) (max) | 17'4" x 16'5" (max) (max) |

- ⊗ smoke detector
- ceiling light
- ⊕ recessed downlighters
- ⬇️ thermostat
- double socket
- ▲ telephone point
- △ TV aerial outlet
- Media Panel
- ⚡ boiler
- 🔥 hot water cylinder
- Ⓜ gas meter
- Ⓜ electric meter
- e/s en suite
- st cupboard
- W wardrobe
- integrated fridge/freezer
- w/m washing machine space
- integrated dishwasher
- outside light

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Cavello HOUSE

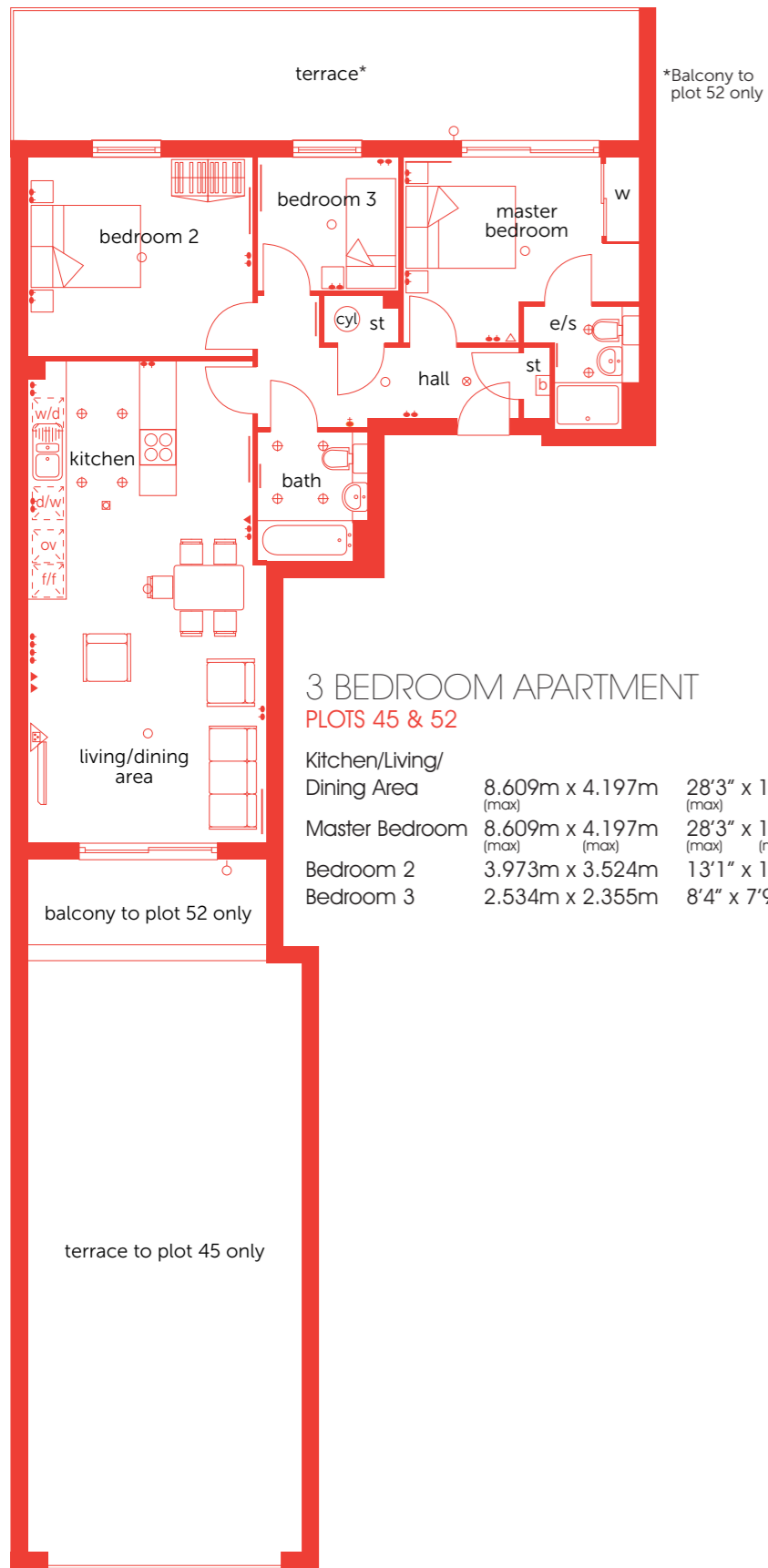
one / two / and / three / bedroom / apartments

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/ - / . - . - . / . - . - .



Computer generated images.

Cleverly designed to maximise light and space, this collection of one, two and three bedroom apartments offers substantial open plan living areas, well proportioned bedrooms and generous outside spaces in the form of private balconies and terraces.

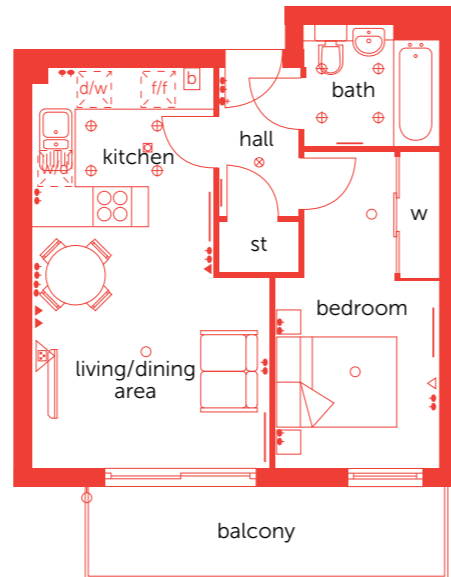


3 BEDROOM APARTMENT
PLOTS 45 & 52

| | | |
|--------------------------------|--------------------------|------------------------|
| Kitchen/Living/ Dining Area | 8.609m x 4.197m (max) | 28'3" x 13'9" (max) |
| Master Bedroom | 8.609m x 4.197m (max) | 28'3" x 13'9" (max) |
| Bedroom 2 | 3.973m x 3.524m | 13'1" x 11'7" |
| Bedroom 3 | 2.534m x 2.355m | 8'4" x 7'9" |

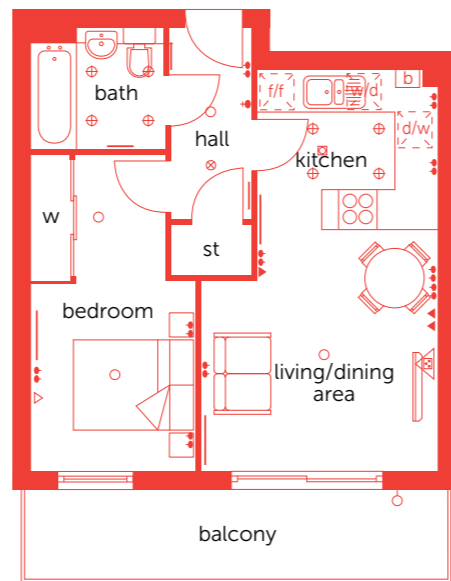
1 BEDROOM APARTMENT
PLOTS 46 & 53

| | | |
|--------------------------------|--------------------------|------------------------|
| Kitchen/Living/ Dining Area | 6.472m x 3.817m (max) | 21'3" x 12'6" (max) |
| Bedroom | 5.147m x 2.648m (max) | 16'11" x 8'8" (max) |



1 BEDROOM APARTMENT
PLOTS 48 & 55

| | | |
|--------------------------------|--------------------------|------------------------|
| Kitchen/Living/ Dining Area | 6.472m x 3.817m (max) | 21'3" x 12'6" (max) |
| Bedroom | 5.147m x 2.648m (max) | 16'11" x 8'8" (max) |

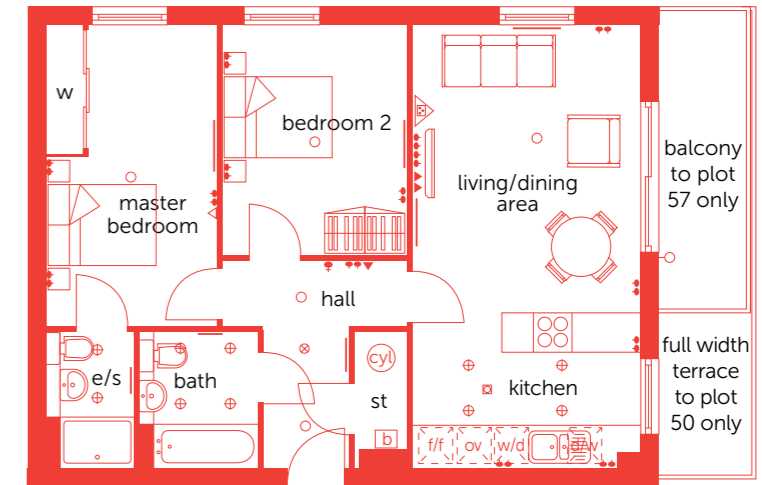


1 BEDROOM APARTMENT
PLOTS 51 & 58

| | | |
|--------------------------------|--------------------------|------------------------|
| Kitchen/Living/ Dining Area | 6.472m x 3.817m (max) | 21'3" x 12'6" (max) |
| Bedroom | 5.147m x 2.648m (max) | 16'11" x 8'8" (max) |

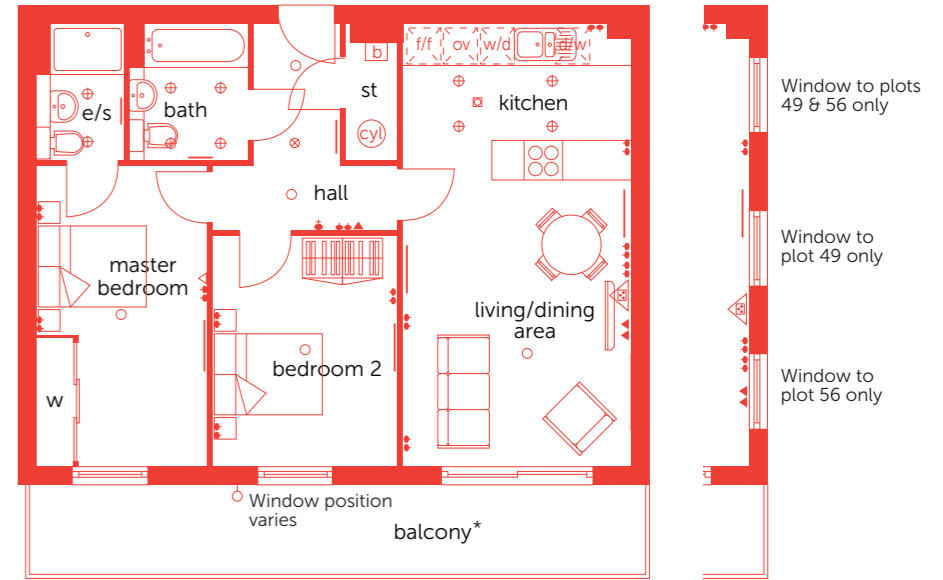
2 BEDROOM APARTMENT
PLOTS 50 & 57

| | | |
|--------------------------------|--------------------------|------------------------|
| Kitchen/Living/ Dining Area | 7.172m x 3.680m (max) | 23'7" x 12'1" (max) |
| Master Bedroom | 4.882m x 2.800m | 16'0" x 9'2" |
| Bedroom 2 | 3.742m x 2.990m | 12'3" x 9'10" |



2 BEDROOM APARTMENT
PLOTS 47, 49, 54 & 56

| | | |
|--------------------------------|--------------------------|------------------------|
| Kitchen/Living/ Dining Area | 7.172m x 3.680m (max) | 23'7" x 12'1" (max) |
| Master Bedroom | 4.882m x 2.800m | 16'0" x 9'2" |
| Bedroom 2 | 3.742m x 2.990m | 12'3" x 9'10" |

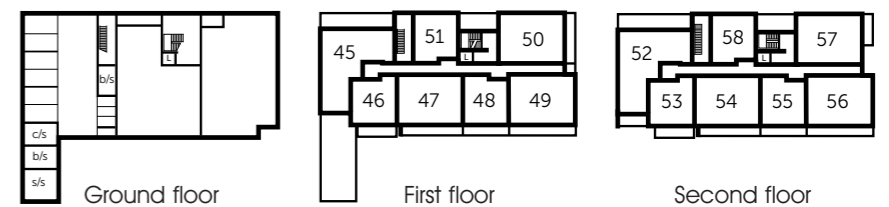


*Terrace to plots 47 & 49

- ⊗ smoke detector
- ⊙ ceiling light
- ⊕ recessed downlighters
- ⬆ thermostat
- ⬆ double socket
- ⬆ telephone point
- △ TV aerial outlet
- ⊠ heat detector
- ⬆ TV/FM/Satellite
- radiator
- st cupboard
- W wardrobe
- ⊙ hot water cylinder
- ⊙ outside light
- ⬆ future dishwasher space
- ⬆ integrated fridge/freezer
- ⬆ integrated washer/dryer
- ⬆ integrated oven

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Specification

in tune with your lifestyle

General

- Walnut veneer internal doors with polished chrome handles
- Double glazed PVCu windows
- Fitted wardrobes to master bedroom to apartments and 4 bedroom houses
- Selected flooring to apartments only
- Lift to all floors to apartments only

Kitchen

- Custom designed fitted kitchen units with soft closing doors
- Stainless steel splashback
- 1 ½ bowl stainless steel sink with chrome mixer tap
- Gas hob with electric oven
- Extractor hood
- Integrated fridge/freezer included
- Integrated dishwasher to 4 bedroom houses only
- Integrated washer/dryer to apartments, space only to houses

Bathrooms and En Suite

- Contemporary white sanitaryware
- Ceramic wall tiling
- Chrome heated towel rails

Electrical

- TV point to living room and master bedroom to apartments and 3 bedroom houses
- TV point to living room, kitchen, study and master bedroom to 4 bedroom houses
- Telephone points to living room to apartments only
- Telephone points to hall and living room to 3 and 4 bedroom houses
- Recessed LED downlighters to kitchen, bathrooms and en suite to apartments and 4 bedroom houses



Security

- Video entry door system to apartments only
- External lighting to balconies* and front and rear gardens
- Mains operated smoke detectors
- Close board fencing to boundaries
- 10 year **NBC** warranty

* Apartments only



Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.

Bellway

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