



## 42 Wharf Road

Chelmsford, CM2 6LU

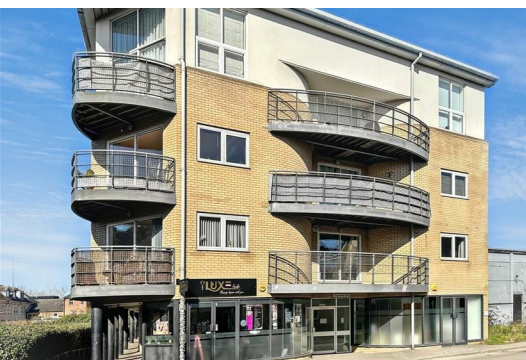
Price Guide £280,000



In the heart of Chelmsford on Wharf Road, this delightful purpose-built flat offers a perfect blend of modern living and convenience. Spanning an impressive 797 square feet, the property boasts a spacious open plan living, dining, and kitchen area. This property is being sold chain.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The contemporary bathroom is designed with comfort in mind, ensuring a pleasant experience for residents and visitors alike. Built in 2009, this property benefits from modern construction standards, including gas central heating, which guarantees warmth and efficiency throughout the colder months.

One of the standout features of this flat is the charming balcony, where you can unwind with a book or enjoy a morning coffee while taking in the views. Additionally, the property includes allocated parking for one vehicle.



ENTRANCE

Intercom entry system. Stairs & lift to upper floors.

HALLWAY

Doors leading to all rooms, large cupboard housing gas boiler.

LOUNGE SPACE 27'7 x 19 (8.41m x 5.79m)

Large open plan living space. Laminate flooring, two double radiators, double glazed patio doors leading to balcony. Open plan to kitchen and dining area

DINING AREA

Double glazed window & radiator.

KITCHEN

Selection of wall and base units by London designers 'Urban Myth' in sage green. Integrated dishwasher, washing machine, electric oven & gas hob with extractor fan, tiled floor.

BEDROOM 1 12'1 x 9'1 (3.68m x 2.77m)

Double sized room, carpet to floor, double glazed window to rear and radiator. Built in mirrored wardrobe and door to bathroom.

BEDROOM 2 12'8 x 8'7 (3.86m x 2.62m )

Double bedroom with carpet, double glazed window to rear & radiator.

BATHROOM

Jack and Jill access from Bedroom 1 & hallway. 3 piece white suite consisting of paneled bath with shower attachment & screen, WC, wash basin & extractor fan.

EXTERNAL

Balcony accessed from living space through patio doors - galvenised steel hand rail with timber decking.

Allocated parking in gated car park.

Communal bin store & cycle rack

INFORMATION

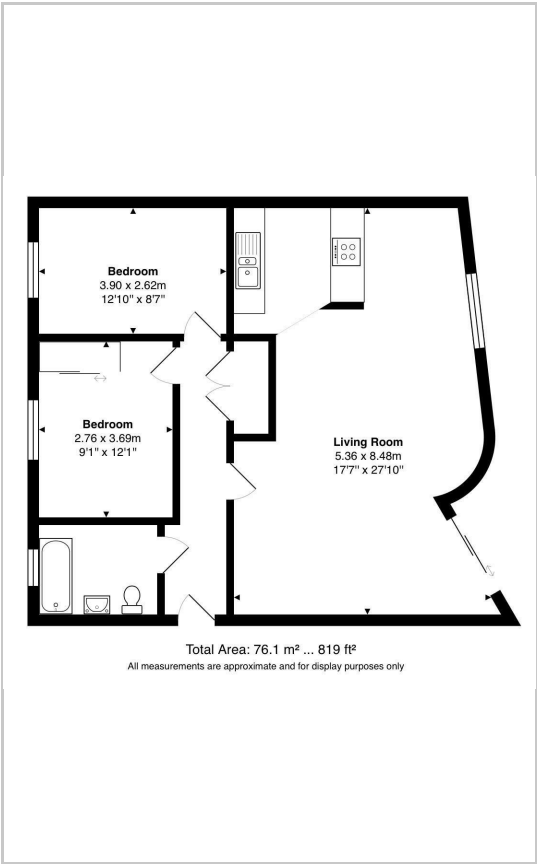
Ground Rent: £200.00/ year  
Service Charge: £2747.80 - paid 6 monthly @ £1373.90

Lease Information:  
125 years from 2003  
Years remaining: 102

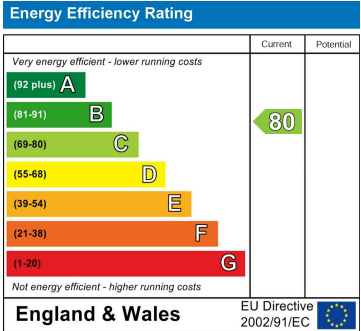
Area Map



Floor Plans



Energy Efficiency Graph



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