



42 Wharf Road

Chelmsford, CM2 6LU

Offers In Excess Of £250,000



** CHAIN FREE **

In the heart of Chelmsford on Wharf Road, this delightful purpose-built flat offers a perfect blend of modern living and a spacious balcony. The property boasts a spacious open plan living, dining, and kitchen area.

Featuring two well-proportioned bedrooms providing ample space with a contemporary bathroom designed with comfort in mind. 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 while taking in the views. Additionally, the property includes gated 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

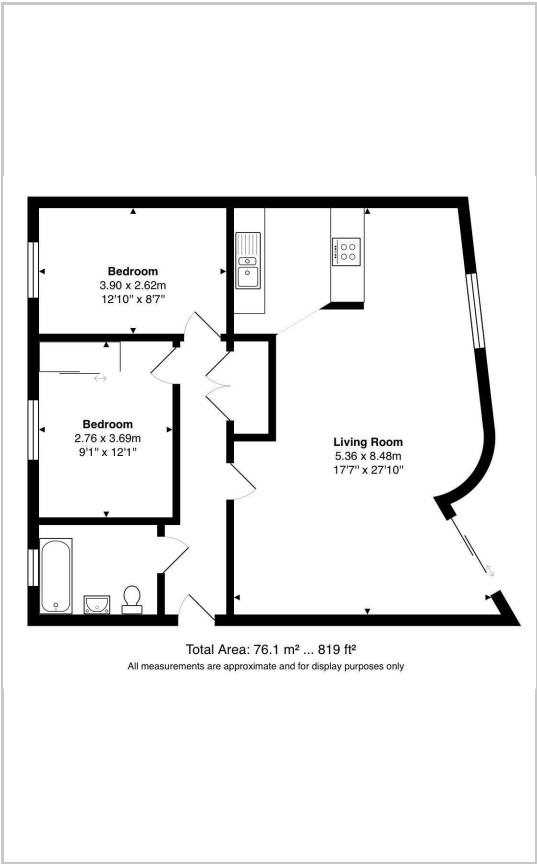
Lease Information:
125 years from 2003
Years remaining: 102

We have been informed by the owner that the management company will be changed as of September 2025. This change will be transferred to the leaseholders, who will adopt a new management company, Sapphire. It is hoped that there will be a downward adjustment to the current management fees.

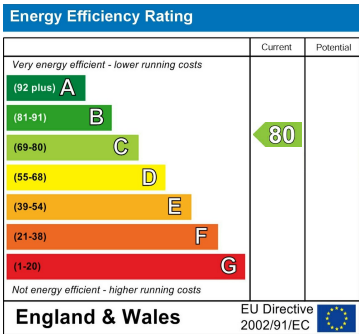
Area Map



Floor Plans



Energy Efficiency Graph



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