



DORSET & VICTORIA HOUSE

CHELMSFORD CITY CENTRE

84 LUXURY
1 & 2 BED APARTMENTS

haart
LAND & NEW HOMES



DISCOVER ULTIMATE MODERN LIVING.

**A STUNNING DEVELOPMENT OF 84
LUXURY APARTMENTS LOCATED IN
CHELMSFORD'S BUSTLING CITY CENTRE.**

Designed with meticulous attention to detail, these apartments provide elegant design and high specification throughout.

With an enviable central location and contemporary open-plan design, you'll enjoy generous proportions and high-quality finishes, providing you with the perfect space to call home.

Experience the pinnacle of modern luxury living at Dorset and Victoria House, where you can enjoy the perfect balance of comfort, style, and convenience in the heart of the City.



FINISHED TO AN EXCEPTIONAL STANDARD

The internal design has been meticulously crafted to meet the needs of contemporary lifestyles - with a focus on luxury fixtures, sleek interiors, and cohesive designs.

All apartments boast spacious open plan layouts that maximize space and light, providing an ideal environment for relaxation, entertainment, or everyday living.

Featuring superior quality finishes with fully integrated modern kitchens, Smeg appliances, quality wood flooring, and video entry systems, Dorset and Victoria House offers an exceptional living experience suited for modern-day living.



SPECIFICATIONS

General

- Open plan living area
- Sleek electric panel heating
- Smooth plastered high ceilings
- Braga doors and skirting from Italy
- Quality wood scratch resistant flooring throughout
- USB sockets in master bedroom and kitchen
- Ferman Video door entry intercom system
- I.C.W 10 year structural warranty
- Private balconies to selected plots

Kitchen

- Dust Grey Lucente High gloss handleless kitchen cabinets
- Quartz Carrara stone worktops with 100mm splash back
- Integrated Smeg appliances including: washer/dryer, fridge/freezer, oven, hob and extraction hood
- Stainless steel sinks and taps
- LED light strip under the top units

Bathroom

- Fully tiled floor and walls
- Quality white bathroom suites
- Luxurious large square shower head
- Large mirror with LED strip lighting around
- Stainless steel sinks and taps
- Heated towel radiator

Other

- Secure indoor Cycle Storage
- Parking available to purchase
- Beautifully landscaped grounds



LOCATION

A FANTASTIC CITY.

With its prime location connecting it to the capital while also offering a vibrant food scene, bustling shopping hub, and diverse nightlife that includes sleek bars, live music, and jam-packed theatre programmes, Chelmsford is more than just a London commuter town!

Located amidst the picturesque Essex countryside and along the River Can, it serves as the perfect starting point for exploring the beauty of the English outdoors while still enjoying the convenience of having restaurants and entertainment right at your doorstep. Regardless of the time of year, there is always something to enjoy for you, your family, and your friends in this historic city.

Dorset and Victoria House's prime location at the entrance to the city centre, adjacent to the mainline railway station, provides excellent transportation links and easy access to key amenities. With its exceptional transport links, green spaces, and urban regeneration, living in Dorset and Victoria House in the heart of Chelmsford offers a unique opportunity to experience the best of both worlds.

HIGH STREET &
BOND STREET
SHOPPING AREA'S
6 MINUTE
WALK

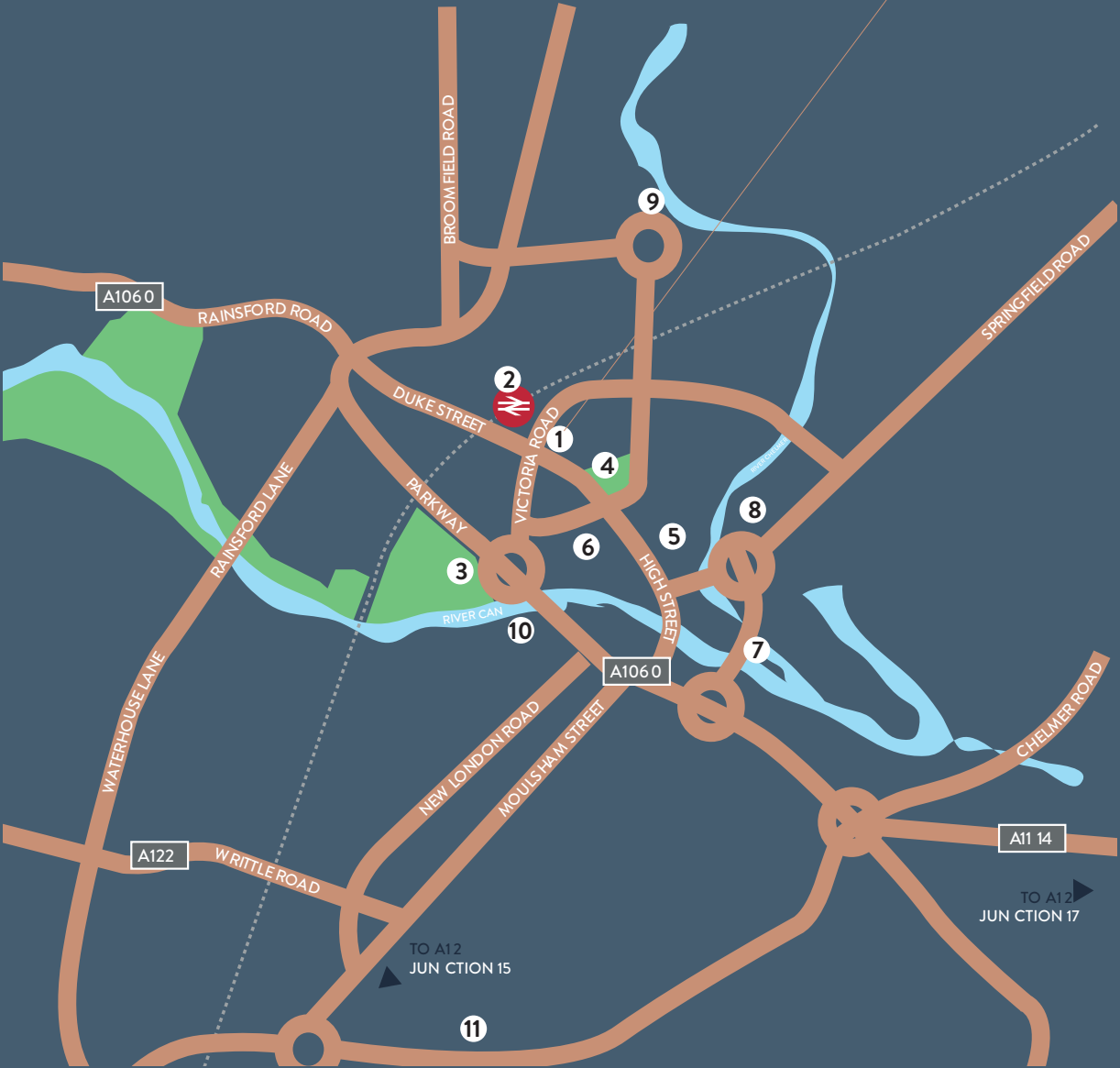


CHELMSFORD
RAILWAY STATION
3 MINUTE
WALK



A FANTASTIC CENTRAL LOCATION,
BOASTING AN EXCEPTIONAL ARRAY OF
LOCAL AMENITIES IN CLOSE PROXIMITY,
INCLUDING SHOPPING, DINING,
ENTERTAINMENT, PARKS AND
TRANSPORT LINKS.

- 1 VICTORIA AND DORSET HOUSE
- 2 CHELMSFORD RAILWAY STATION
- 3 CENTRAL PARK
- 4 CHELMSFORD CATHEDRAL
- 5 BOND STREET & HIGH STREET SHOPPING STREETS
- 6 HIGH CHELMER SHOPPING CENTRE
- 7 THE MEADOWS SHOPPING CENTRE
- 8 TESCO SUPERSTORE
(THERE ARE MANY LOCAL GROCERIES INCLUDING TESCO, M&S AND CO-OP)
- 9 ARU UNIVERSITY
- 10 ESSEX COUNTY CRICKET CLUB
- 11 CHELMSFORD MUSEUM



DORSET & VICTORIA
HOUSE

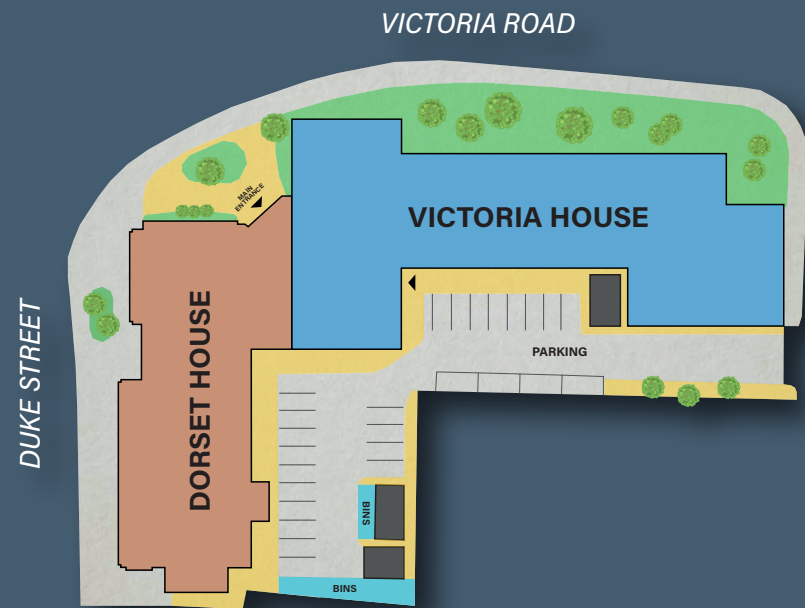


LOCATION

WELL CONNECTED.

Chelmsford City is one of the principal commercial centres in Essex, located approximately 30 miles east of London. Its location makes it an ideal place to live for those who want to be close to the capital while enjoying a more relaxed and peaceful lifestyle.

The city is served by the Chelmsford mainline railway station, providing regular and direct service to London Liverpool Street with a fastest journey time of approximately 27 minutes. The M25 motorway can be accessed via the A12, which is just 11 miles away, making it easy to reach City airport and London Stansted airport.



37
TO
LONDON
LIVERPOOL
STREET

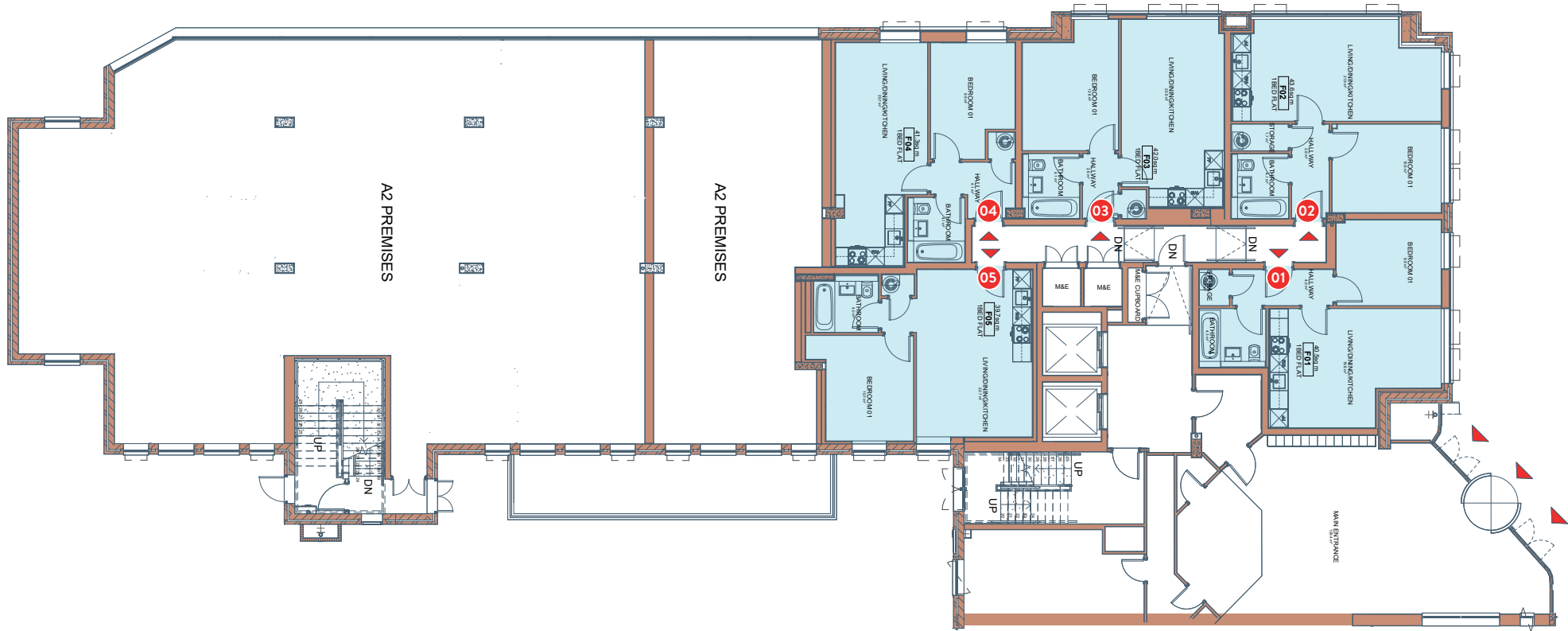
30
FROM
STANSTEAD
AIRPORT



DORSET HOUSE
GROUND FLOOR

1 BEDROOM

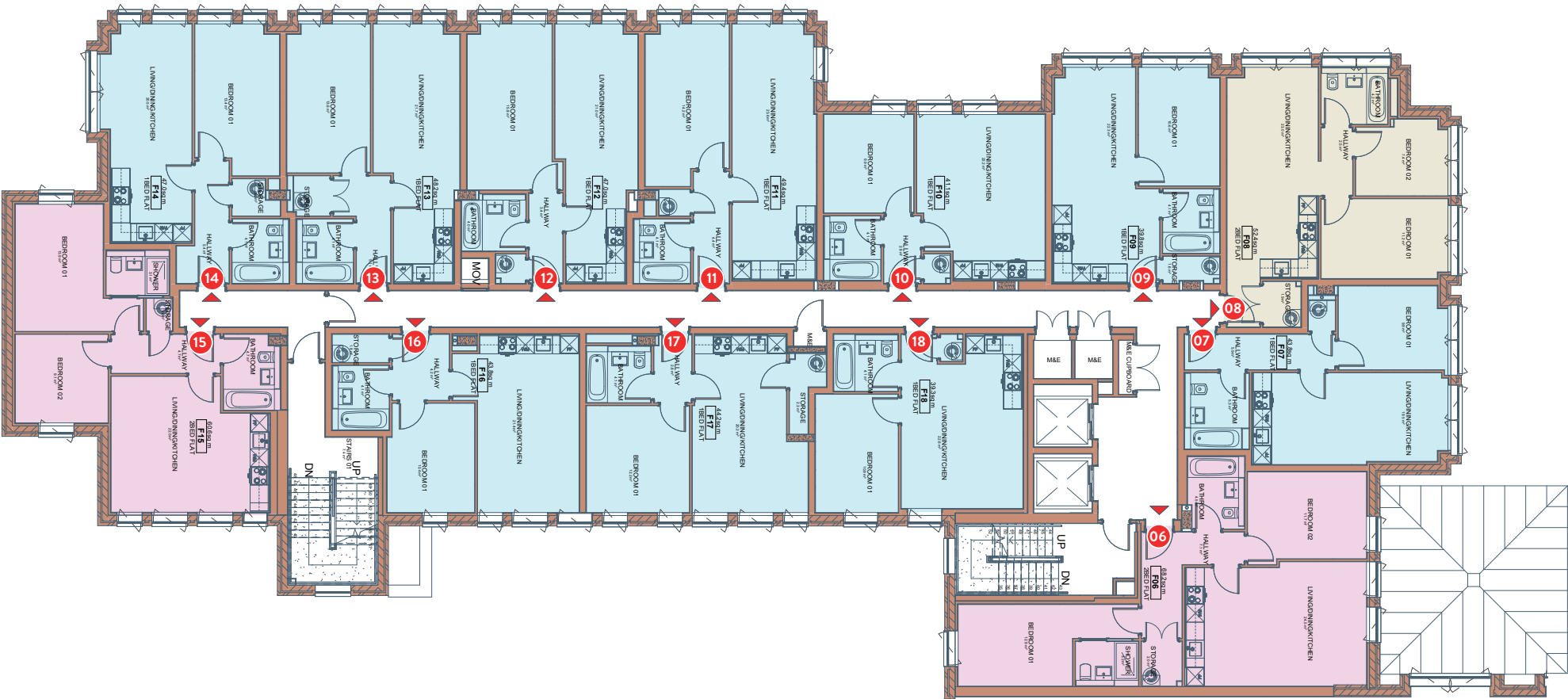
APARTMENT	TYPE	SIZE (SQ FT)
1	1 Bedroom	436
2	1 Bedroom	469
3	1 Bedroom	452
4	1 Bedroom	445
5	1 Bedroom	427



DORSET HOUSE
FIRST FLOOR

1 BEDROOM
2 BEDROOM
2 BEDROOM + EN-SUITE

APARTMENT	TYPE	SIZE (SQ FT)
6	2 Bedroom + En-Suite	734
7	1 Bedroom	471
8	2 Bedroom	564
9	1 Bedroom	428
10	1 Bedroom	442
11	1 Bedroom	532
12	1 Bedroom	506
13	1 Bedroom	519
14	1 Bedroom	506
15	2 Bedroom + En-Suite	652
16	1 Bedroom	471
17	1 Bedroom	476
18	1 Bedroom	423



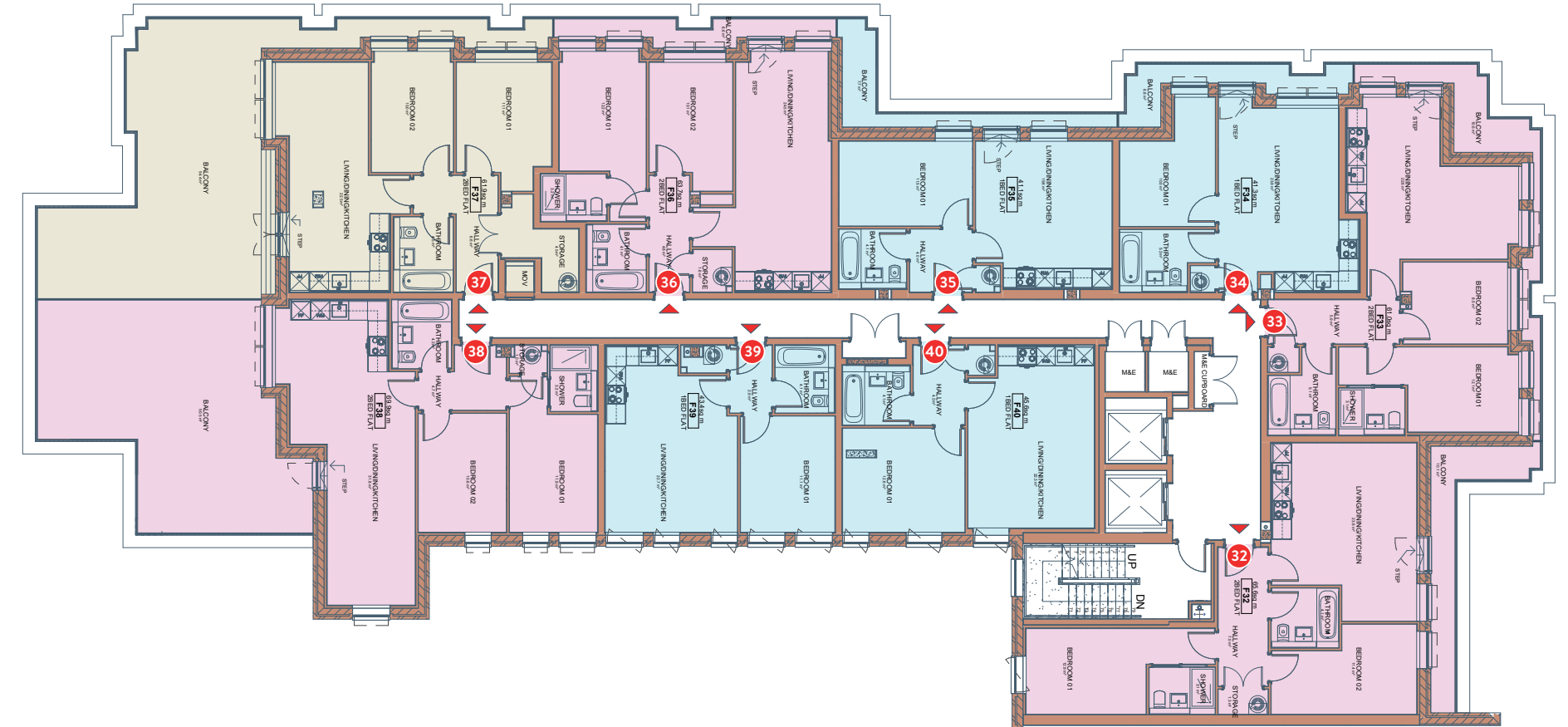
	1 BEDROOM
	2 BEDROOM
	2 BEDROOM + EN-SUITE

APARTMENT	TYPE	SIZE (SQ FT)
19	2 Bedroom + En-Suite	736
20	1 Bedroom	471
21	2 Bedroom	564
22	1 Bedroom	428
23	1 Bedroom	442
24	1 Bedroom	530
25	1 Bedroom	503
26	1 Bedroom	520
27	1 Bedroom	504
28	2 Bedroom + En-Suite	654
29	1 Bedroom	473
30	1 Bedroom	475
31	1 Bedroom	423



	1 BEDROOM
	2 BEDROOM
	2 BEDROOM + EN-SUITE

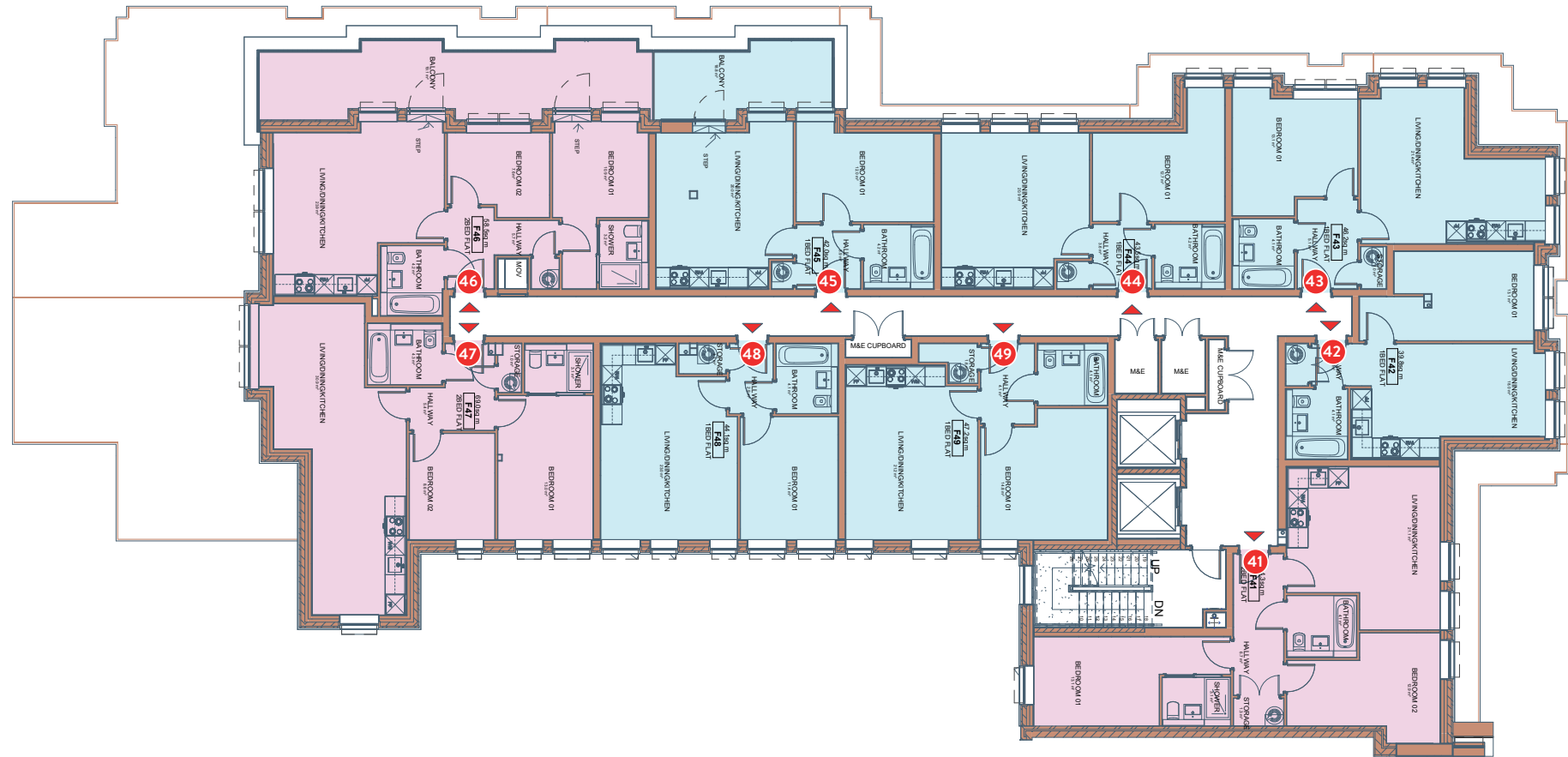
APARTMENT	TYPE	SIZE (SQ FT)
32	2 Bedroom + En-Suite + Balcony	706
33	2 Bedroom + En-Suite + Balcony	657
34	1 Bedroom + Balcony	445
35	1 Bedroom + Balcony	442
36	2 Bedroom + En-Suite + Balcony	686
37	2 Bedroom + Balcony	666
38	2 Bedroom + En-Suite + Balcony	752
39	1 Bedroom	467
40	1 Bedroom	491



DORSET HOUSE
FOURTH FLOOR

- 1 BEDROOM
- 2 BEDROOM + EN-SUITE

APARTMENT	TYPE	SIZE (SQ FT)
41	2 Bedroom + En-Suite	692
42	1 Bedroom	428
43	1 Bedroom	497
44	1 Bedroom	468
45	1 Bedroom + Balcony	452
46	2 Bedroom + En-Suite + Balcony	630
47	2 Bedroom + En-Suite	743
48	1 Bedroom	475
49	1 Bedroom	508



DORSET HOUSE
FIFTH FLOOR

- 2 BEDROOM + EN-SUITE
- 2 BEDROOM + EN-SUITE + STUDY

APARTMENT	TYPE	SIZE (SQ FT)
50	2 Bedroom + En-Suite	714
51	2 Bedroom + En-Suite + Balcony	662
52	2 Bedroom + En-Suite + Balcony	665
53	2 Bedroom + En-Suite	725
54	2 Bedroom + En-Suite + Study + Balcony	876



VICTORIA HOUSE
FIFTH FLOOR

- 1 BEDROOM
- 2 BEDROOM
- 1 BEDROOM + STUDY
- 2 BEDROOM + EN-SUITE
- 1 BEDROOM + EN-SUITE + STUDY

APARTMENT	TYPE	SIZE (SQ FT)
V79	1 Bedroom	460
V80	2 Bedroom	564
V81	1 Bedroom + En-Suite + Study	709
V82	2 Bedroom + En-Suite	807
V83	1 Bedroom + Study	676
V84	2 Bedroom + En-Suite	658
V85	2 Bedroom + En-Suite	744
V86	1 Bedroom	502
V87	1 Bedroom	478
V88	2 Bedroom + En-Suite	670
V89	2 Bedroom + En-Suite	658
V90	1 Bedroom + Study	692
V91	1 Bedroom + Study	801
V92	1 Bedroom	492
V93	2 Bedroom + En-Suite	705



VICTORIA HOUSE
SIXTH FLOOR

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + EN-SUITE

APARTMENT	TYPE	SIZE (SQ FT)
V94	1 Bedroom	413
V95	2 Bedroom + En-Suite + Balcony	695
V96	2 Bedroom + En-Suite + Balcony	698
V97	2 Bedroom + En-Suite	809
V98	2 Bedroom	676
V99	2 Bedroom + En-Suite	658
V100	2 Bedroom + En-Suite	743
V101	1 Bedroom	502
V102	1 Bedroom	505
V103	2 Bedroom + En-Suite	644
V104	2 Bedroom + En-Suite	657
V105	2 Bedroom + En-Suite	688
V106	2 Bedroom + En-Suite	802
V107	1 Bedroom	492
V108	2 Bedroom + En-Suite	705





FLAT 13 | EXAMPLE ONE BEDROOM APARTMENT

TOTAL GROSS AREA	48.2 SQM - 519 SQFT
BEDROOM	13.6 SQM - 146 SQFT
KITCHEN/LIVING AREA	21.7 SQM - 234 SQFT
BATHROOM	4.1 SQM - 44 SQFT



FLAT 98 | EXAMPLE TWO BEDROOM APARTMENT

TOTAL GROSS AREA	62.8 SQM - 676 SQFT
BEDROOM 1	13.1 SQM - 141 SQFT
BEDROOM 2	13.4 SQM - 144 SQFT
KITCHEN/LIVING AREA	22.1 SQM - 238 SQFT
BATHROOM	4.1 SQM - 44 SQFT



ABOUT THE DEVELOPER.

Dorset and Victoria House Limited is part of the development group DNA UK Properties Limited. With an extensive record of completing premium projects throughout the UK, we add Dorset and Victoria House to our growing list of successful developments, which have all completed on time and are fully occupied by content buyers. Key ingredients to our successful track record are our vast development experience, impressive team of professionals and personnel, and our general can-do attitude.

DISCLAIMER: All particulars including all Information, Imagery, Computer Generated Images and any other details found in this brochure, whilst believed to be accurate, are presented as a general guideline and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of representation of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. All details and specifications should be clarified with your legal advisor prior to purchase.



FLAT 53 | EXAMPLE TWO BEDROOM + EN-SUITE

TOTAL GROSS AREA	67.4 SQM - 725 SQFT
BEDROOM 1	15.6 SQM - 168 SQFT
BEDROOM 2	10 SQM - 108 SQFT
KITCHEN/LIVING AREA	24.3 SQM - 262 SQFT
BATHROOM 1	4.1 SQM - 44 SQFT
BATHROOM EN-SUITE	3.2 SQM - 34 SQFT



FLAT 54 | EXAMPLE TWO BEDROOM + EN-SUITE + STUDY + BALCONY

TOTAL GROSS INTERNAL AREA	81.4 SQM - 876 SQFT
BEDROOM 1	13.6 SQM - 146 SQFT
BEDROOM 2	13.3 SQM - 143 SQFT
STUDY	6 SQM - 65 SQFT
KITCHEN/LIVING AREA	33.8 SQM - 364 SQFT
BATHROOM 1	4.1 SQM - 44 SQFT
BATHROOM EN-SUITE	3.1 SQM - 33 SQFT
BALCONY	94.1 SQM - 1013 SQFT





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