



Rivers House, Springfield Road, Chelmsford

Guide Price £260,000



- Immaculately presented two bedroom apartment with stunning views across Chelmsford
- Moments from Chelmsford City Centre
- Approximately 0.5 miles to train station
- Close to Riverside Leisure Centre
- Close to Retail Parks
- 7th floor apartment with lift service
- Pleasant communal areas
- Allocated parking and visitor parking available



GUIDE PRICE £250,000 - £260,000

Welcome to Rivers House, an immaculately presented two-bedroom apartment located on Springfield Road, just a stone's throw from the vibrant Chelmsford City Centre. This delightful flat offers a perfect blend of modern living and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter the property, you are greeted by a spacious entrance hall that leads you to the heart of the home. The large lounge/diner is bathed in natural light, providing a warm and inviting space for relaxation or entertaining guests. The open-plan kitchen is well-equipped and designed for both functionality and style, making meal preparation a pleasure.

The apartment boasts two well-proportioned bedrooms, with the main bedroom featuring a private en-suite shower room for added convenience. The second bedroom is also a good size, perfect for guests, a home office, or a growing family. The modern bathroom is tastefully appointed, ensuring comfort for all residents.

One of the standout features of this property is the stunning views across Chelmsford, which can be enjoyed from various vantage points within the flat. Additionally, the location is superb, being approximately 0.5 miles from the train station, making commuting a breeze. The nearby Riverside Leisure Centre and retail parks offer a variety of leisure and shopping options, enhancing the appeal of this wonderful home.

For those with vehicles, the property includes allocated parking, along with visitor parking available for guests. The pleasant communal entrance areas add to the overall charm of Rivers House, creating a welcoming atmosphere for residents and visitors alike.

In summary, this two-bedroom apartment at Rivers House is a rare find, combining modern living with an enviable location. Do not miss the opportunity to make this stunning property your new home.

Enter the property via secure intercom entry. Storage cupboard.

Spacious entrance hall gives access to all rooms.

Bathroom comprises, white panel bath fitted with "Rainfall" style shower and glass splash screen door. Wash hand basin and WC. Heated towel rail. Tiled flooring. Part tiling to walls. Obscure double glazed window.

Main bedroom 15'1 x 11'5 double glazed windows.
En-suite comprises larger than average shower, wash hand basin and WC.

Bedroom two 11'9 x 7'7 two double glazed windows.

Large lounge/diner 24'9 x 11'4 triple double glazed windows. Wooden style flooring.
Open plan kitchen 8'8 x 8'2 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Hob, oven and extractor hood to remain. Space for other appliances.

Further Details:

Length of Lease: Approximately 190 years remaining.

Annual Ground Rent: £300.00

Service Charge: £1,200 paid 6 monthly

Council Tax Band: D

Local Authority: Chelmsford

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

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The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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Local Life

Chelmsford is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street. Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film. Chelmsford is an ideal location for growing families, commuters, and the young at heart.



