



Wharf Road, Chelmsford

£320,000



- Stunning open-plan flat
- Two bedroom second flat property
- Far reaching views from balcony
- Open-plan lounge/kitchen/diner
- Allocated parking
- Perfect location for access to Chelmsford City Centre
- Easy access to transport links
- 121 years remaining on lease



Found in the heart of Chelmsford, this stunning second-floor flat on Wharf Road offers a perfect blend of modern living and convenience. Built just four years ago, this two-bedroom property boasts a spacious open-plan lounge, kitchen, and dining area, making it an ideal space for both relaxation and entertaining.

The flat features two well-proportioned bedrooms, providing ample space for comfortable living. The bathroom is thoughtfully designed, ensuring functionality and style. One of the standout features of this property is the glorious balcony, which offers far-reaching views, perfect for enjoying a morning coffee or unwinding after a long day.

Situated in a great location, this flat is ideally positioned for easy access to Chelmsford City Centre and excellent transport links, making it perfect for commuters and city dwellers alike. Additionally, the property comes with an allocated parking space, a valuable asset in this bustling area.

This flat is not just a home; it is a lifestyle choice, offering modern amenities in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the opportunity to make this beautiful flat your new home.

Further Details:

Length of Lease: 121 years

Annual Ground Rent: TBC

Annual Service Charge: £1130.16 (on 50% share)

Freeholder: CHP

Council Tax Band: D

Local Authority: Chelmsford

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 including VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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.



Floor Plan



