

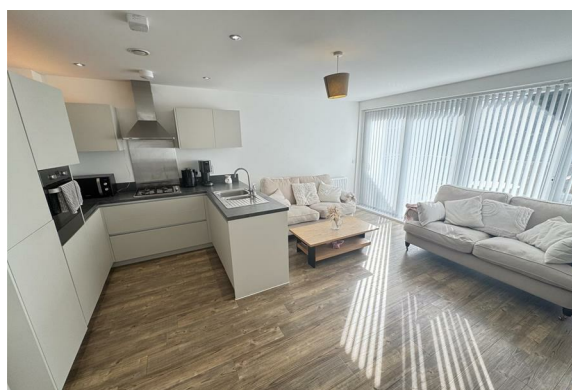


3 Cunard Square, Chelmsford

Guide Price £300,000



- Immaculately presented two bedroom apartment
- Located in this prime position
- Ideal first time purchase or investment opportunity
- Offered for sale with no onward chain
- Approximately 0.1 mile to Chelmsford City Centre
- Within easy access to railway station
- On-site Gym, Concierge service, secure video intercom entry and lift service to all floors
- Entrance hall, open plan lounge/diner/kitchen with access to balcony, two double bedrooms, en-suite to main bedroom and family bathroom
- Underground secured parking
- Approximate 991 year lease remaining



GUIDE PRICE £300,000-£325,000

Welcome to 3 Cunard Square, a beautifully presented two-bedroom flat situated in a prime location in Chelmsford. This immaculate apartment is an ideal choice for first-time buyers or investors, and it is offered for sale with no onward chain, ensuring a smooth transition for the new owner.

Nestled just 0.1 miles from Chelmsford City Centre, this property boasts easy access to the railway station, making it perfect for commuters and those who enjoy the vibrant city life. The flat features a welcoming entrance hall that leads into an open-plan lounge, dining area, and kitchen, which seamlessly connects to a delightful balcony—ideal for enjoying a morning coffee or evening relaxation.

The accommodation comprises two spacious double bedrooms, with the main bedroom benefiting from an en-suite bathroom, providing added convenience and privacy. A well-appointed family bathroom serves the second bedroom and guests alike.

Residents of this modern development can take advantage of an on-site gym and concierge service, ensuring a lifestyle of comfort and ease. The property also features secure video intercom entry and a lift service to all floors, enhancing both security and accessibility. Additionally, underground secured parking is available, providing peace of mind for vehicle owners.

In summary, 3 Cunard Square offers a fantastic opportunity to own a stylish and well-located apartment in Chelmsford, perfect for those seeking a contemporary living experience in a thriving community. Don't miss your chance to make this exceptional property your new home.

Enter the building via secure intercom video entry.

Communal entrance hall with access to lifts.

Entrance hall gives access to all rooms. Storage cupboard.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls. Tiled flooring. Heated towel rail.

Main bedroom 16'1 x 12'11 dual aspect double glazed windows. Fitted wardrobes.

En-suite comprises larger than average shower, wash hand basin and WC. Part tiling to walls. Tiled flooring. Heated towel rail.

Bedroom two 12'1 x 10'2 double glazed window.

Open plan lounge/diner/kitchen 21'1 max x 15'6 double glazed window. Double glazed sliding doors open onto balcony seating area. Wooden style flooring throughout.

Kitchen offers a range of high gloss wall and base mounted units with matching pan size storage drawers. Work surfaces with upstands housing sink drainer with swan neck mixer tap. Gas hob, encased electric oven and extractor hood to remain.

Large balcony 10'4 x 8'11

The property also has under ground secured parking, Gym and Concierge Service on-site.

Further Details:

Length of Lease: Approximately 991 years remaining

Annual Ground Rent: £250.00

Annual Service Charge: £2,297

Freeholder: tbc

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 £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



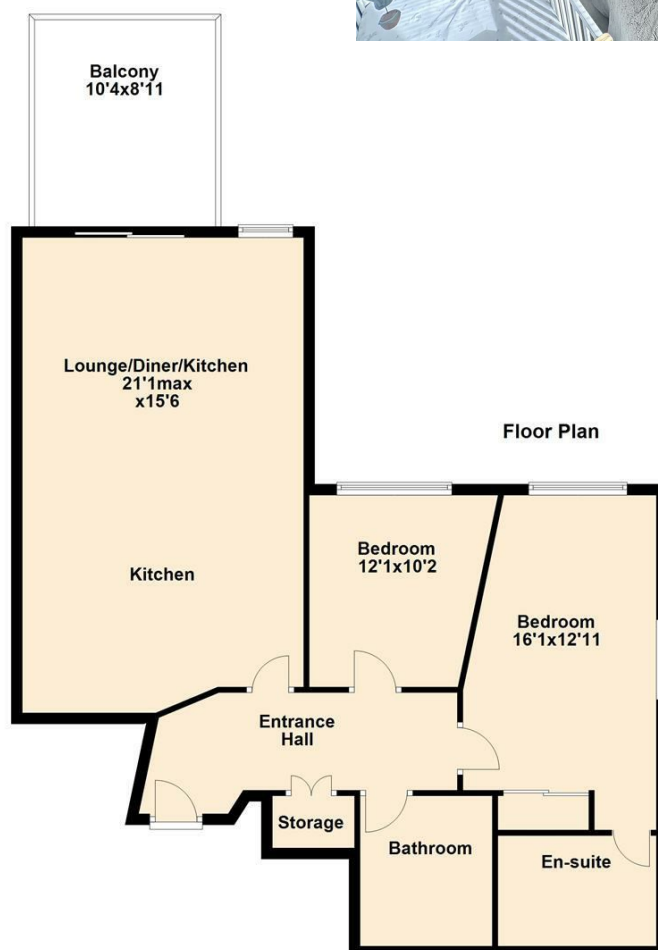
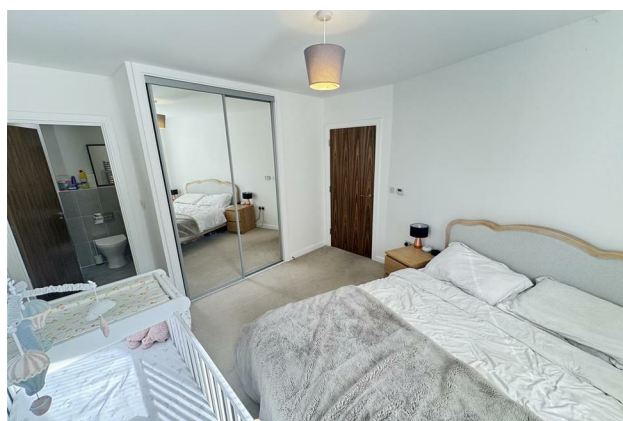
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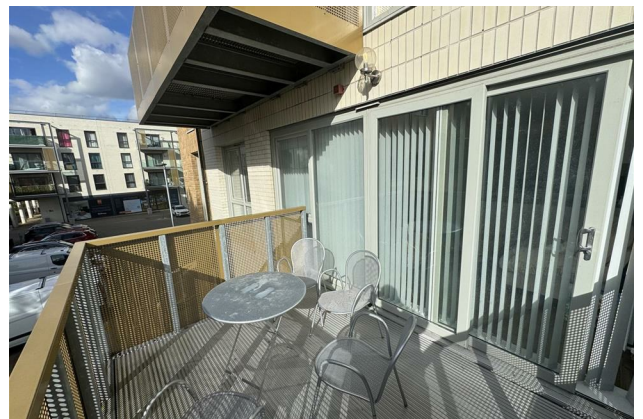
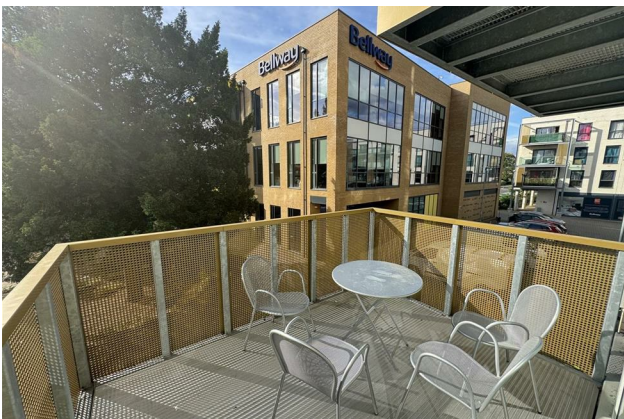
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





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