



FLAT 72, 3 CUNARD SQUARE,

CHELMSFORD, ESSEX, CM1 1AU

**NP** NICHOLAS  
PERCIVAL

Cunard Square is located in the heart of Chelmsford City Centre on the former Marconi site. Chelmsford City mainline railway station is less than 200 metres from Cunard Square on foot. A very well-equipped residents gym and concierge service are located on site, and a secure undercroft parking space is situated beneath the building. Chelmsford City has a vibrant centre with a vast array of bars, pubs, restaurants, and shops. Anglia Ruskin University is approximately half a mile away. The apartment is located on the top floor, and is comprised of two bedrooms, two bathrooms, a kitchen / dining / living area and large balcony and has recently been redecorated by the current owners. |

Council Tax Band D | EPC B

Rent £1,595 pcm, Holding Deposit £368, Deposit £1,840



## Property

The ground floor communal entrance to Cunard Square, which is located less than 200 metres from Chelmsford City Railway Station, is accessed via a secure electronic entry key, and provides access to Apartment 72 on the 7th and top floor, with the option of two separate lifts or a stairwell.

Upon entering the recently redecorated apartment, the high quality specification is immediately apparent, the entrance hall boasts a large utility cupboard that houses the washing machine and has further space for storage, as well as a separate cupboard that contains the gas boiler, again with space for storage, the secure intercom entrance system handset is also located in the entrance hall.

The spacious open plan kitchen / diner / living room has stunning westerly views across Chelmsford City, which can really be appreciated from the impressive balcony. The kitchen comprises; high quality handleless matching base and wall mounted units with a complementary Quartz worksurface, undermounted stainless steel sink with cutaway drainer. A range of integrated Zanussi appliances including; 4 ring induction hob with extractor hood above, mid mounted oven, slimline dishwasher and fridge/freezer. The remainder of the room provides ample space for living and dining.

The dual aspect master bedroom benefits from outstanding South and Westerly views over the City and beyond, has a fitted double wardrobe with mirrored doors and a very well-

appointed ensuite with walk-in double shower.

Bedroom two is a good-size second bedroom with the same stunning aspect as the master bedroom. The main bathroom concludes the internal accommodation and comprises of bath with shower attachment and glass screen, low level WC and hand basin.

Accessed by both the lift and stairs is the lower ground floor where the undercroft allocated parking space can be found. This can also be accessed by vehicles using the remote entry fob.

## Situation

Located in the heart of the vibrant city of Chelmsford, Cunard Square is an ideal location for all those that want to enjoy everything the city has to offer, from numerous restaurants

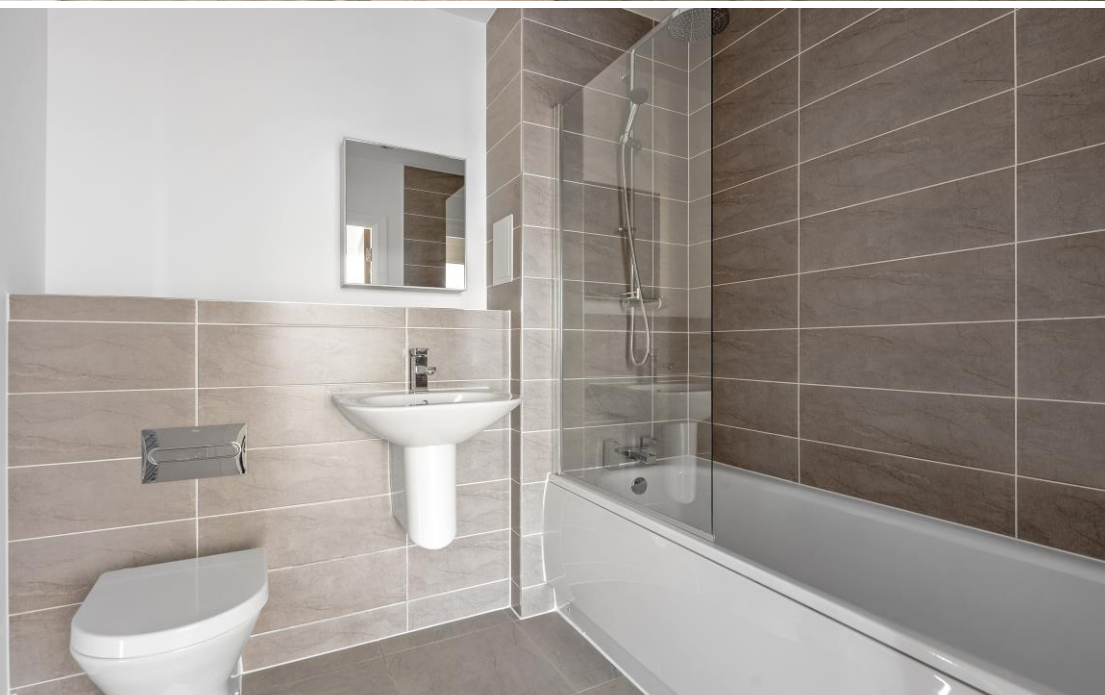
and bars, great shopping opportunities and the cultural diversions of two theatres and two multiplex cinemas.

The mainline train station is a short walk away and serves London Liverpool Street in around thirty five minutes, making Cunard Square an excellent base for the commuter requiring speedy access into the square mile.

Road connections are first rate, with the A12 easily accessed and Stanstead airport is approximately a thirty five minute drive away.

## Broadband & mobile coverage

Max download speed Ultrafast 1000Mbps & upload speed 1000Mbps available. Mobile phone coverage likely with EE, Three, O2 & Vodafone. Source Ofcom

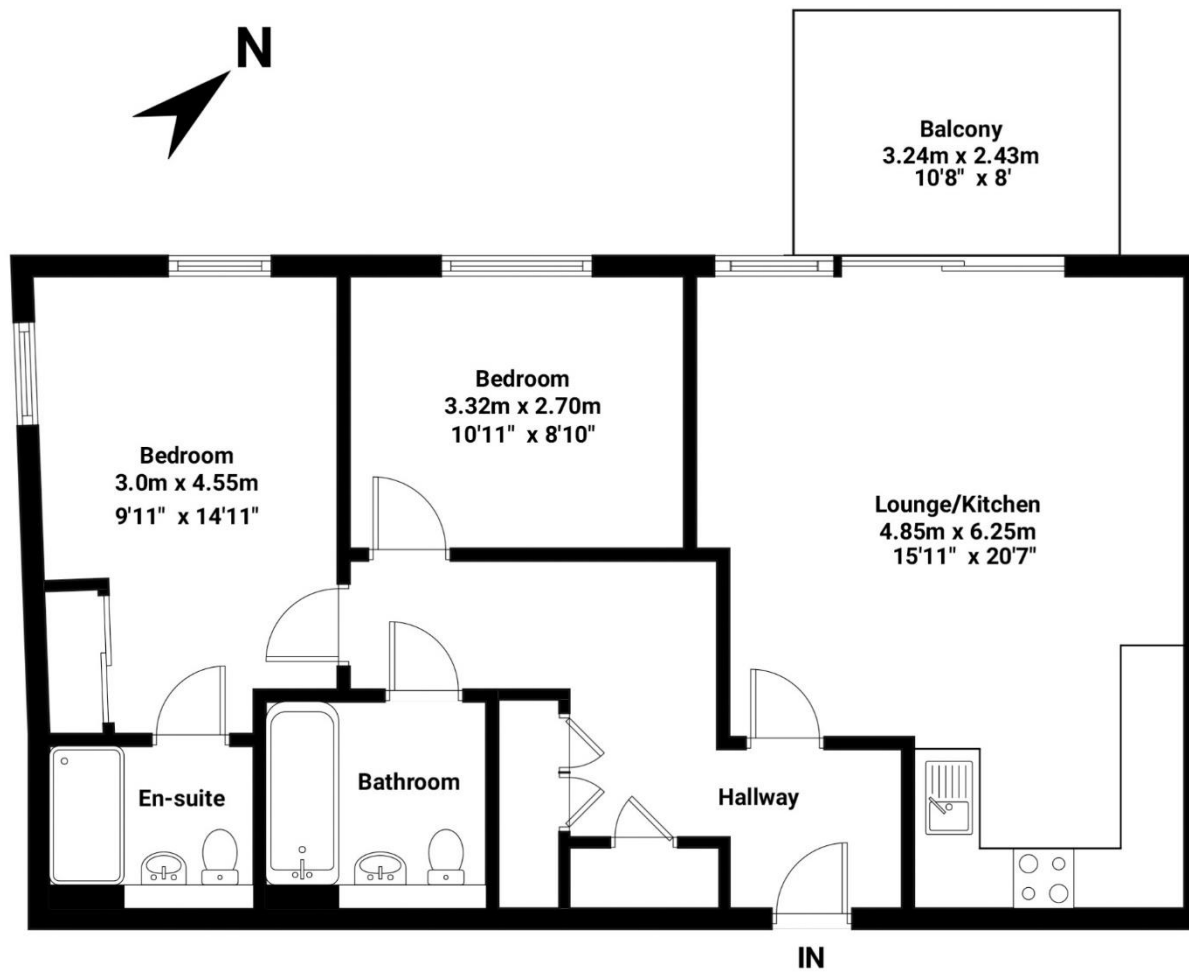


**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private leasehold with vacant possession upon completion. **LOCAL AUTHORITY:** Chelmsford City Council. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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### Seventh Floor Apartment, 3 Cunard Square, Chelmsford

Internal area: 733 sq.ft / 68.1 sq.mt

Excluded areas: None

Illustration for identification purposes only. Measurements are approximate and not to scale.

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Nicholas Percival  
Beacon End Farmhouse, London Road,  
Stanway, Colchester, Essex. CO3 0NQ  
T: 01206 563222 E: sales@nicholaspercival.co.uk  
www.nicholaspercival.co.uk

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