



Marconi Plaza, Chelmsford, CM1 1GN Offers In Excess Of £160,000



****CHAIN FREE - MODERN APARTMENT WITH RESIDENTS' GYM AND CONCIERGE, ON THE DOORSTEP OF CHELMSFORD TRAIN STATION****

OC Homes are delighted to offer this contemporary one-bedroom apartment on the second floor of the highly desirable Marconi Plaza development, conveniently located within close proximity of Chelmsford train station and Chelmsford city centre.

The apartment boasts a spacious lounge with floor-to-ceiling windows, a fitted kitchen, a double bedroom, and a three-piece bathroom suite.

A security door leads to the main building with stairs and lift access to all levels.

An on-site concierge service is located at the entrance of the development along with residents' only gym facilities, covered under the service charge.

The property is conveniently located in the centre of the city, renowned for its wealth of shops, bars, and restaurants, adjacent to the train station and Civic Centre. Chelmsford's mainline railway station (500 yards) provides direct access into London with services to London Liverpool Street, calling at Stratford, taking approximately 35 minutes.

- CHAIN FREE
- RESIDENTS' GYM
- CONCIERGE
- SECURE VIDEO INTERCOM ENTRY
- NEXT TO CHELMSFORD STATION
- 136 YEARS REMAINING ON LEASE

Viewing

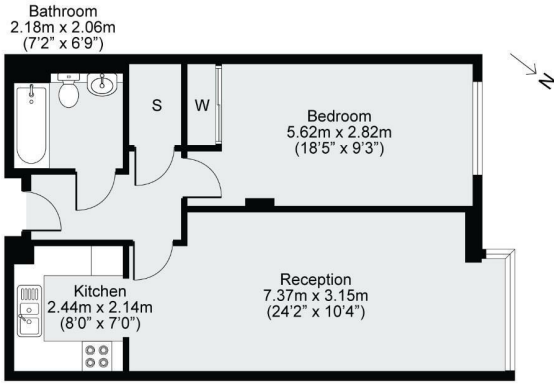
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Wells Crescent, Viaduct Road, Chelmsford, CM1

GROSS INTERNAL AREA
60.0sqm / 645.8sqft



GROSS INTERNAL AREA(GIA)
The footprint of the property
60.0sqm / 645.8sqft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.5sqm / 26.9sqft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Mezzanine etc.
0.0sqm / 0.0sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.9m
0.0 sqm / 0.0sqft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	88
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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