



**Connells**

Regina Road  
Chelmsford



### Property Description

Modern upper floor apartment with close proximity to city centre and station. This luxurious one bedroom property boasts a contemporary design with high-quality finishes throughout. The open-plan living area is bright and spacious, leading out to a private balcony where you can enjoy your morning coffee or evening drinks. The bedroom is generously sized with ample storage space, and the sleek bathroom features modern fixtures. Situated in a sought-after location, this apartment offers easy access to local amenities, transport links, and cultural attractions. With its prime position and stylish interiors, this property is perfect for professionals or couples looking for a sophisticated urban lifestyle. Don't miss out on this fantastic opportunity to live in style in the heart of the city.

### Kitchen/Lounge

23' 5" x 13' 1" ( 7.14m x 3.99m )

### Bedroom

12' 6" x 11' 5" ( 3.81m x 3.48m )

### Balcony

5' x 11' 2" ( 1.52m x 3.40m )

### Hall

11' 9" x 5' ( 3.58m x 1.52m )

### Bathroom

6' 6" x 7' 3" ( 1.98m x 2.21m )











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01245 261 266**  
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4 Tindal Square  
 CHELMSFORD CM1 1EH

EPC Rating: B  
 Council Tax  
 Band: C

Service Charge:  
 1054.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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