



**Cressy Quay, Chelmsford CM2 6ZH**

**welcome to**

## **Cressy Quay, Chelmsford**

This beautifully presented two-bedroom, two-bathroom GROUND FLOOR apartment is ideally situated in one of Chelmsford's most sought-after developments. This modern and spacious flat boasts a private terrace with serene VIEWS over the River Chelmer.

### **Entrance Hall**

### **Lounge / Kitchen / Diner**

21' 7" max x 10' 9" max ( 6.58m max x 3.28m max )

### **Master Bedroom**

13' 5" x 10' 9" ( 4.09m x 3.28m )

### **En Suite**

7' 1" x 5' 1" ( 2.16m x 1.55m )

### **Bedroom Two**

9' 6" x 9' 4" ( 2.90m x 2.84m )

### **Bathroom**

7' 2" x 6' 6" ( 2.18m x 1.98m )

### **Balcony**

29' 10" x 7' 2" ( 9.09m x 2.18m )

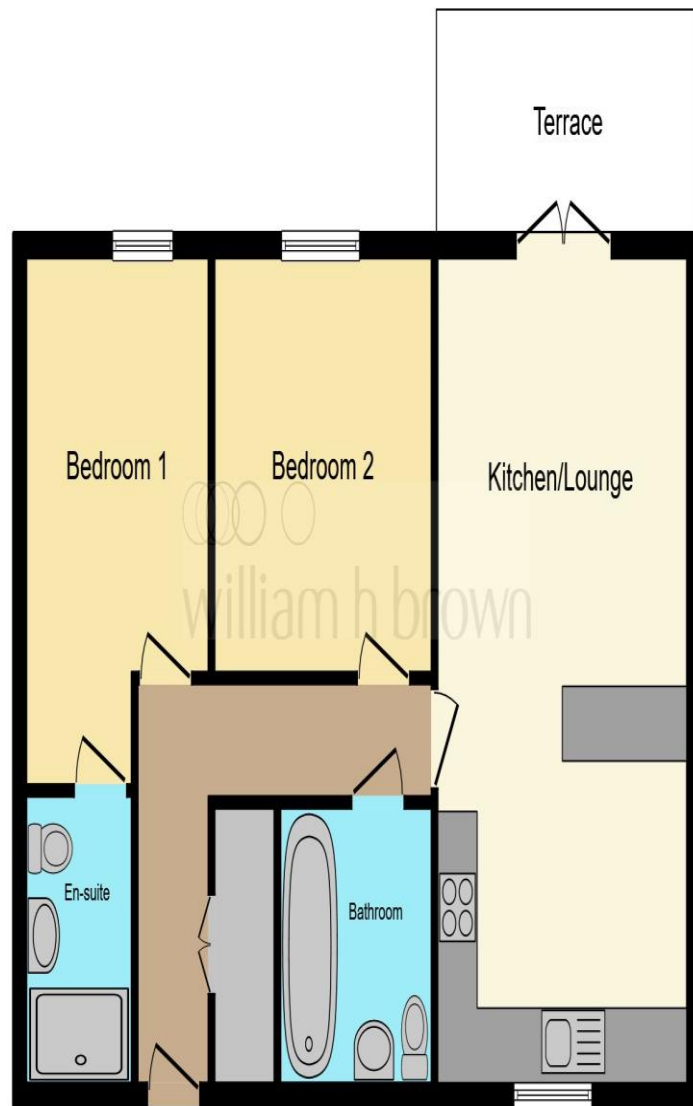
### **Allocated Parking**

### **Agents Note:**

Lease: 125 years from 1 January 2013

Current Ground Rent: £250 pa

Current Service Charge: £2073.15 pa



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)





**welcome to**  
**Cressy Quay,**  
**Chelmsford**

- Two double bedrooms
- Two modern bathrooms (including en-suite)
- Ground floor apartment
- Private terrace with views over the River Chelmer
- Walking distance to Chelmsford city centre and mainline station

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2073.15

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£290,000**



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Property Ref:  
CHE115242 - 0005

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