



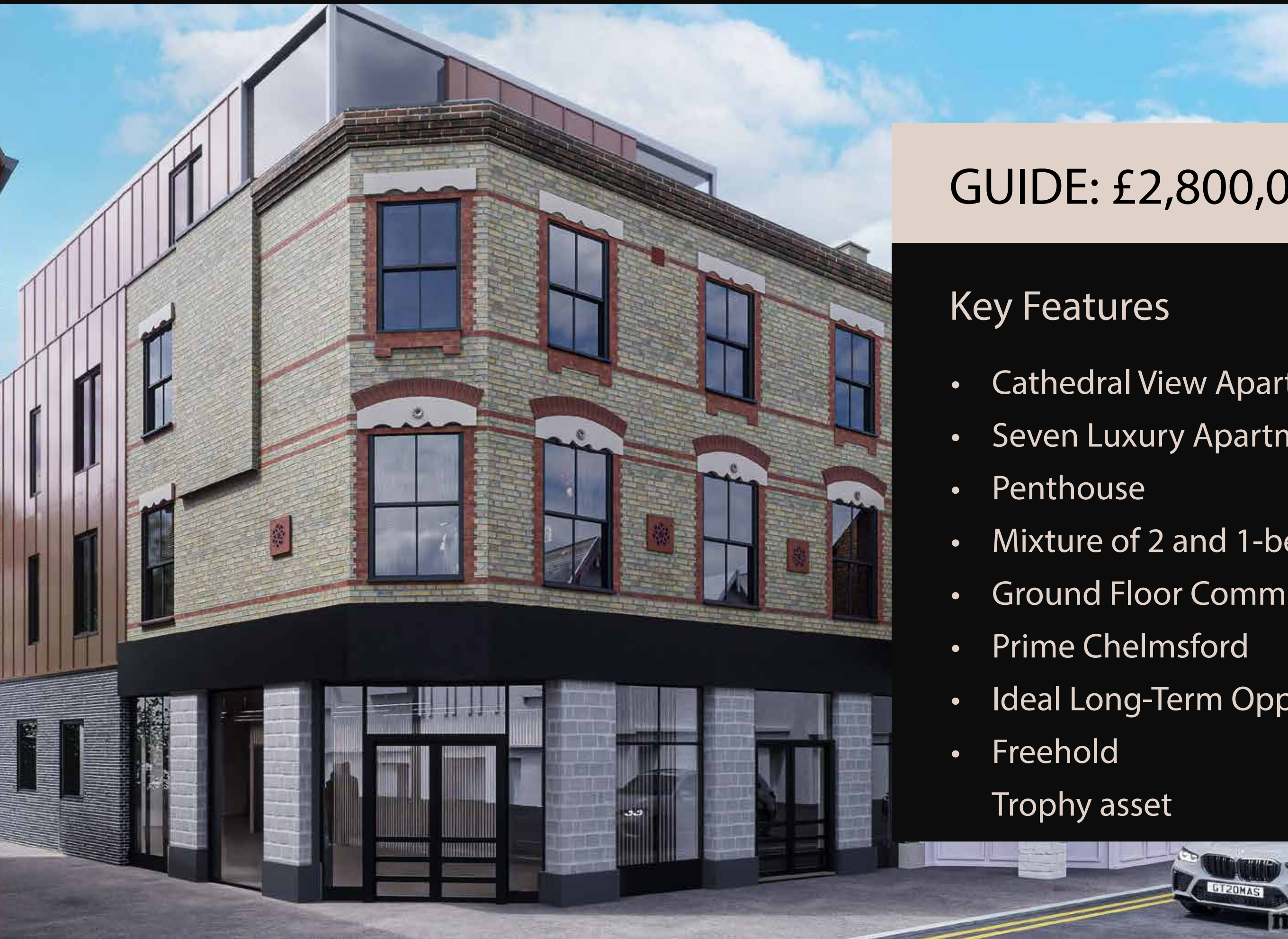
CATHEDRAL

- VIEW -

86-87 Duke Street, Chelmsford,
CM1 1JP



BESPOKE
by northwood



GUIDE: £2,800,000

Key Features

- Cathedral View Apartments
- Seven Luxury Apartments
- Penthouse
- Mixture of 2 and 1-bed flats
- Ground Floor Commercial
- Prime Chelmsford
- Ideal Long-Term Opportunity
- Freehold

Trophy asset

LOCATION

The City of Chelmsford is strategically positioned approximately 33 miles northeast of London, boasting exceptional connectivity facilitated by the A12, offering direct access to the M25 at Junction 28, located within a 12-mile radius.

This property is centrally located on Duke Street, in close proximity to the High Street and the High Chelmer Shopping Centre. Duke Street enjoys a substantial pedestrian flow, serving as the primary route from the train and bus station to the High Street.

The street features one-way vehicular access, and nearby pay-and-display car parks are available.

The train station is conveniently situated within a short walking distance, providing frequent services to London Liverpool Street Station with an approximate travel time of 35 minutes. The surrounding area is characterized by a concentration of financial and professional services, as well as diverse dining and retail establishments.



LOCAL AMENITIES

1. Parks and Green Spaces
2. Shopping and Entertainment
3. Sports and Recreation
4. Cultural Attractions
5. Health and Wellbeing
6. Community Events

Cathedral View is surrounded by beautiful parks and green spaces, providing residents with ample opportunities for outdoor activities, picnics, and leisurely walks.

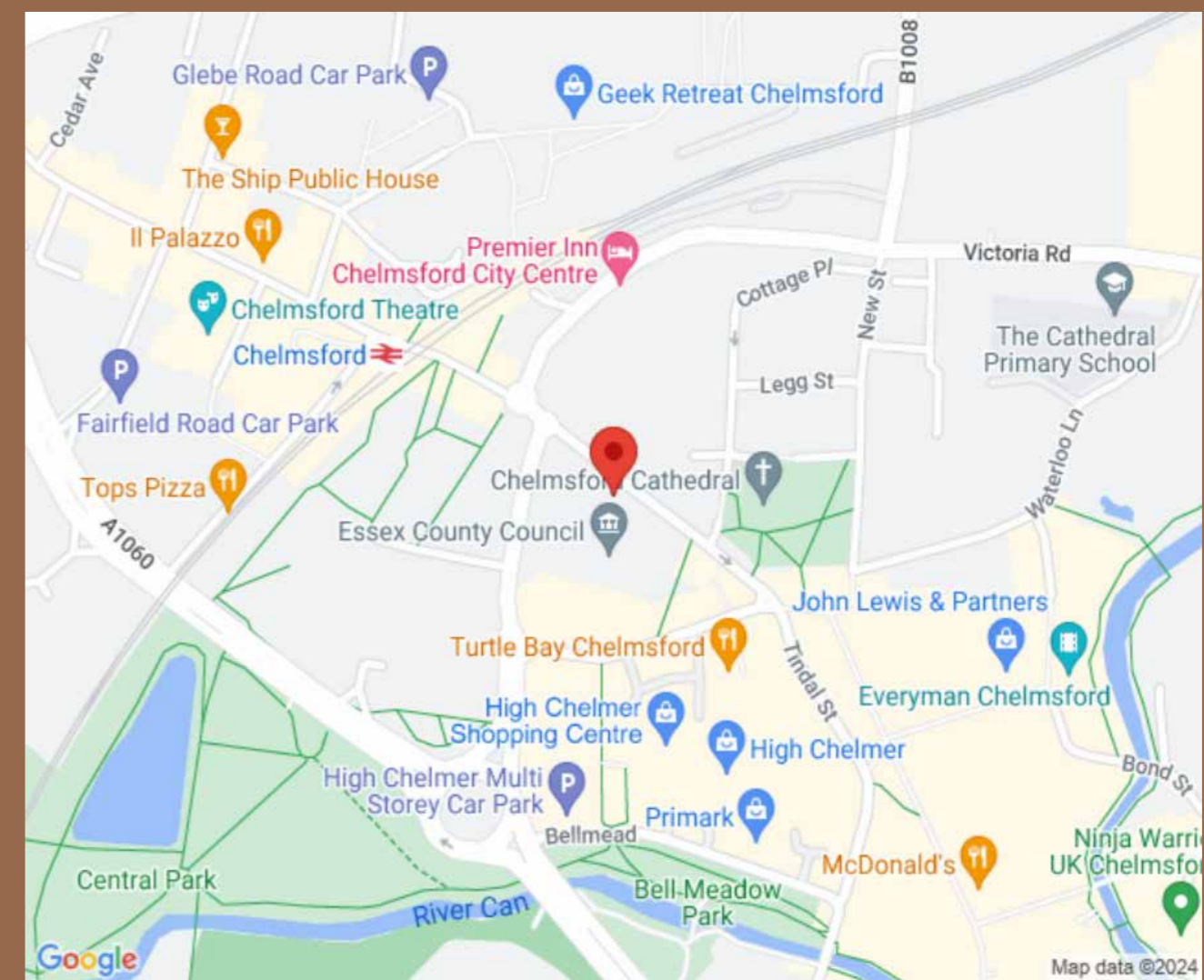
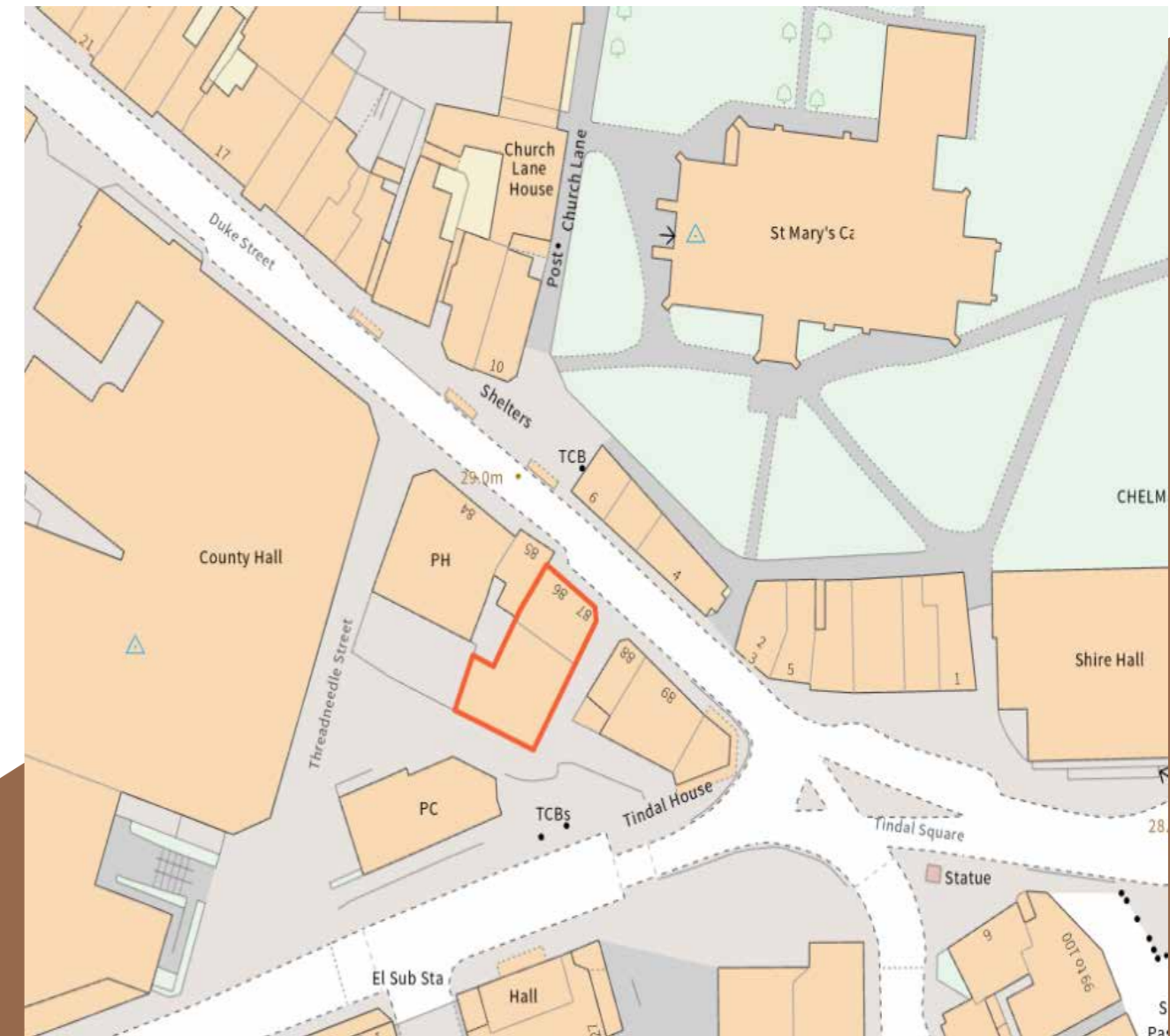
The area is well-served by a variety of local retailers, including boutique shops, supermarkets, and specialty stores. Additionally, a vibrant high street offers a range of dining options, cafes, and entertainment venues.

There is a haven for sports enthusiasts, with numerous sports clubs, gyms, and leisure centres in close proximity. Whether you enjoy tennis, swimming, or football, there is something for everyone.

The area boasts a rich cultural scene, with art galleries, museums, and theatres showcasing local talent and international exhibitions.

It's home to several healthcare facilities, including doctors' surgeries, dental clinics, and pharmacies, ensuring residents have easy access to quality healthcare services.

The area hosts a range of community events throughout the year, including festivals, fairs, and markets, fostering a strong sense of community and providing opportunities for socialising and networking.





DESCRIPTION

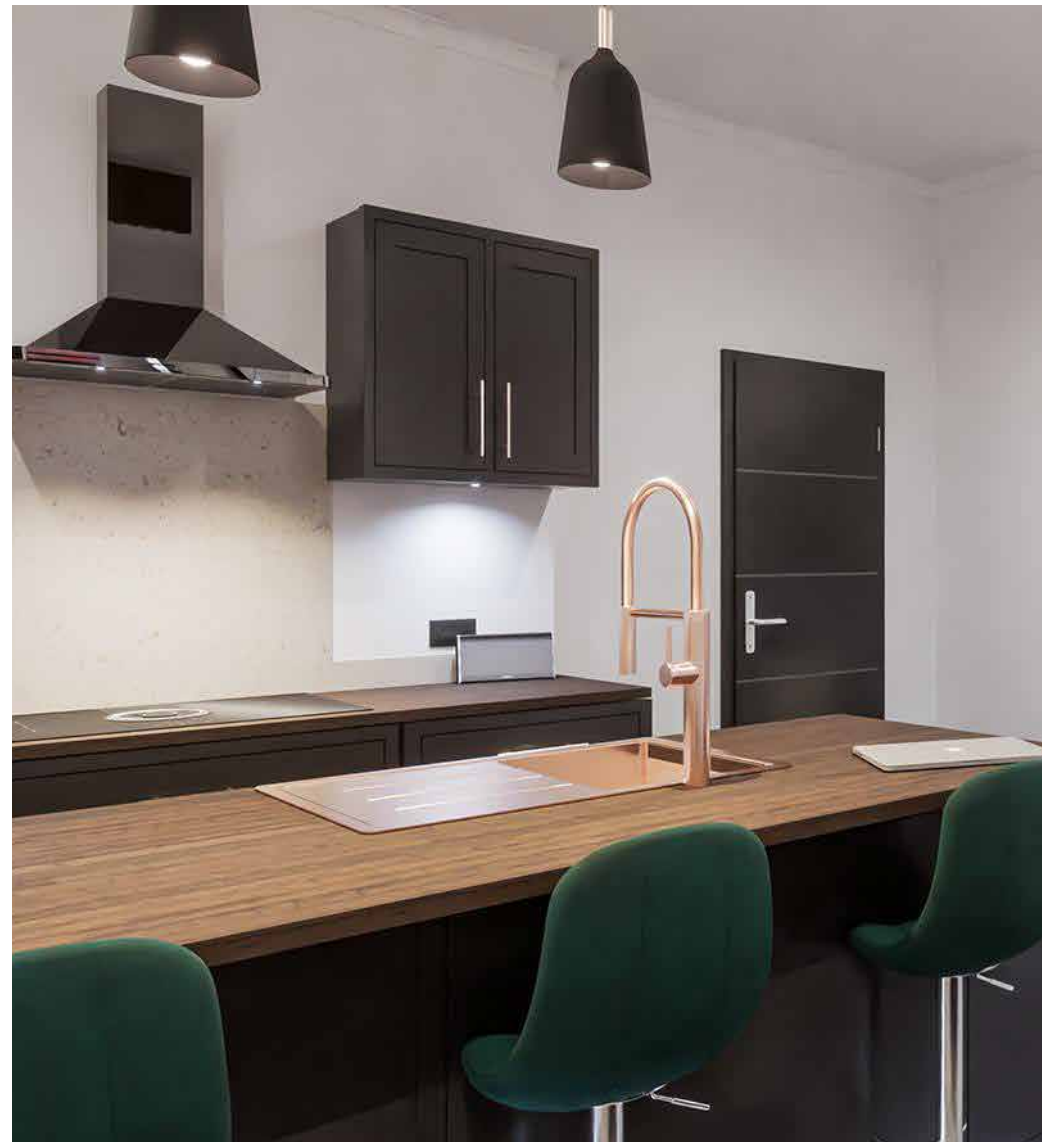
The property is known as Cathedral View Apartments. The bespoke, luxury developments overlook the picturesque Chelmsford Centre and grade 1 listed Chelmsford City Cathedral. The accommodation comprises a double-fronted bespoke four-storey building, consisting of a Ground Floor commercial unit and 3 x 1-bed and 3 x 2-bed apartments, with an additional 2-bed Penthouse on the fourth floor.

The opportunity is currently under construction with an estimated practical completion of the build end of 2024.

PLANNING

Current planning approved for seven residential flats, retaining the ground floor of the commercial. The planning details can be seen by quoting Ref. No: 22/01972/FUL on the Chelmsford planning portal.





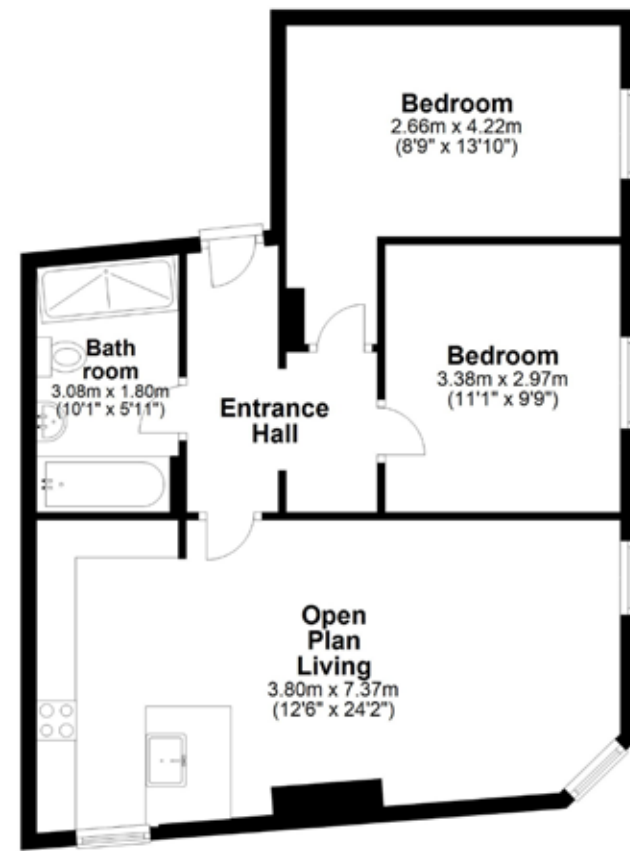
ACCOMMODATION

| For Sale | sq.m | sq.ft | Price |
|----------------|-------|----------|----------------------|
| GF Commercial | | | |
| Flat1 - 2 Bed | 150 | 1614.585 | £500,000.00 |
| Flat 2 - 1 Bed | 63.6 | 684.1 | £375,000.00 |
| Flat 3 - 2 bed | 55 | 590 | £295,000.00 |
| Flat 4 - 2 bed | 84 | 910 | £450,000.00 |
| Flat 5 - 1 bed | 64.3 | 692.6 | £350,000.00 |
| Flat 6- 1 bed | 52 | 550 | £315,000.00 |
| Penthouse | 59 | 630 | £300,000.00 |
| Total | 75 | 800 | £500,000.00 |
| | 602.9 | 6471.285 | £3,085,000.00 |



1ST FLOOR FLAT 1

BESPOKE CATHEDRAL
by northwood - VIEW -

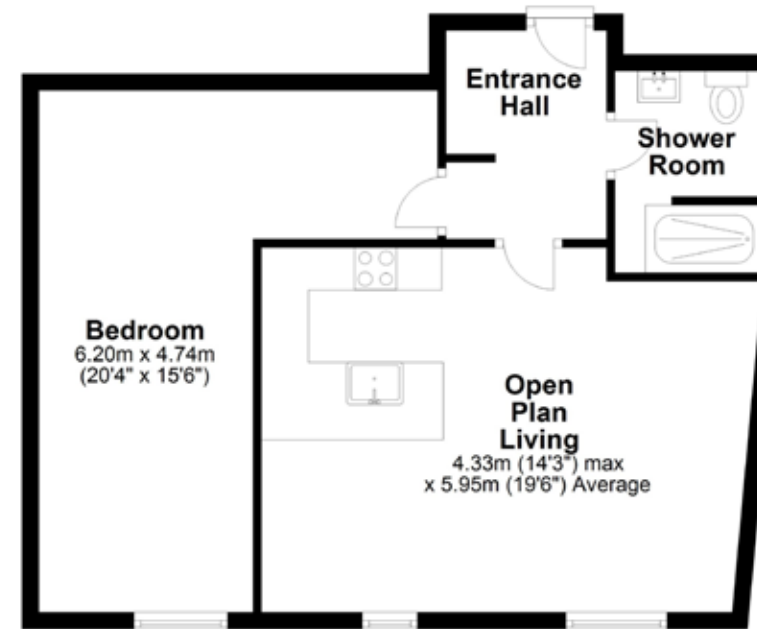


680 sq ft



1ST FLOOR FLAT 2

BESPOKE CATHEDRAL
by northwood - VIEW -



590 sq ft



1ST FLOOR FLAT 3

BESPOKE CATHEDRAL
by northwood - VIEW -

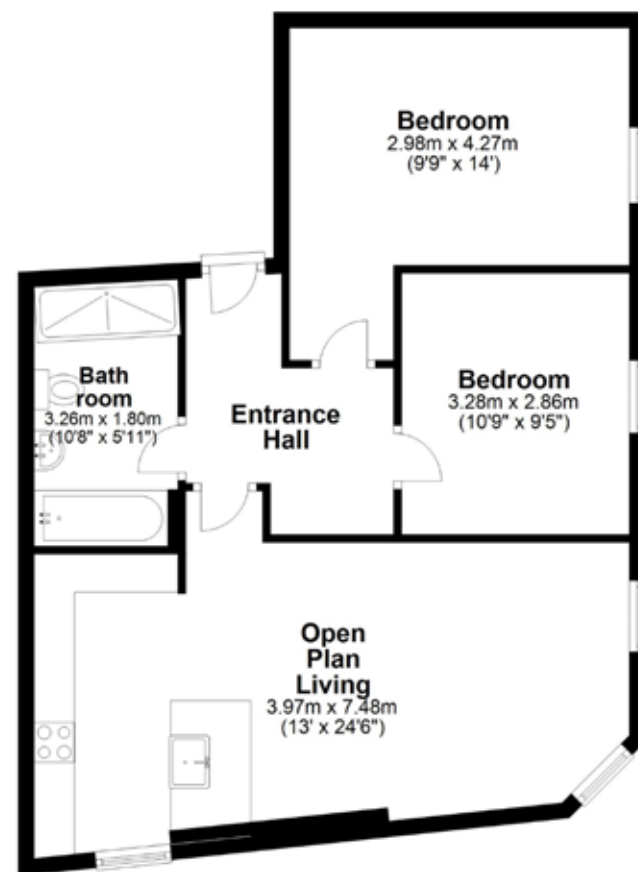


910 sq ft



2ND FLOOR FLAT 4

BESPOKE CATHEDRAL
by northwood - VIEW -

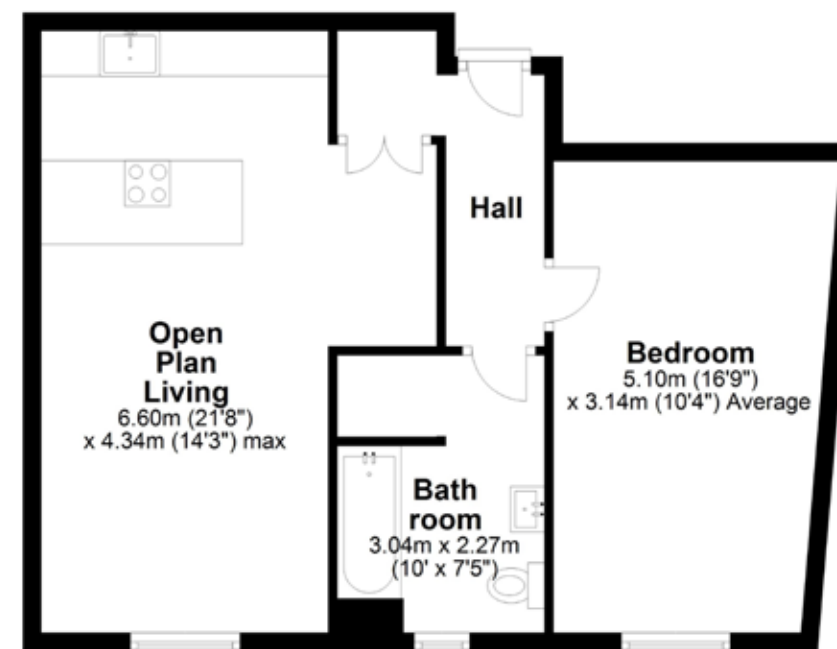


680 sq ft



2ND FLOOR FLAT 5

BESPOKE CATHEDRAL
by northwood - VIEW -

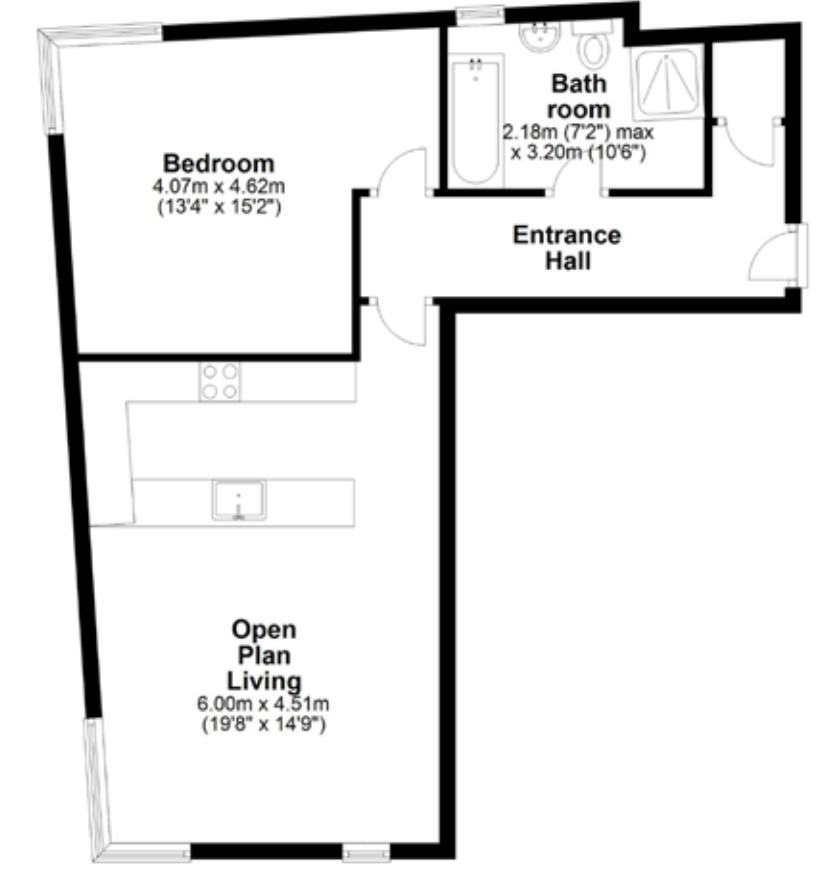


550 sq ft



2ND FLOOR FLAT 6

BESPOKE CATHEDRAL
by northwood - VIEW -



630 sq ft



TOP FLOOR PENTHOUSE

3RD FLOOR

BESPOKE by northwood CATHEDRAL VIEW

Balcony 7.10m x 2.20m (23'3" x 7'2")

Open Plan Living 7.10m (23'3") max x 5.00m (16'5")

Entrance Hall

Bedroom 3.74m (12'3") x 4.41m (14'6") max

Bedroom 3.26m (10'8") x 4.40m (14'5") Average

Bathroom 3.26m x 2.14m (10'8" x 7')





BESPOKE

by northwood

VIEWINGS

Viewings strictly by prior arrangement with Sole Selling Agents Northwood Chelmsford

CONTACT

Zaman Sheikh LLB (Hons) MSc
zamansheikh@northwooduk.com
07957535304

Please note the CGIs are an artist's visual impression only and are subject to change. The current planning documents are subject to change and all statutory approvals, if relevant. The marketing particulars alone cannot be relied on solely and must be used in conjunction with the purchasers on due diligence and legal advisors.