



Connells

Wells Crescent Marconi Plaza
Chelmsford



Property Description

Welcome to this bright and welcoming one-bedroom flat, available to purchase in a wonderfully convenient location close to excellent public transport links and a range of local amenities. You'll be greeted by neutral décor throughout, creating a calm and inviting atmosphere perfect for relaxing or entertaining.

Step inside to the spacious open-plan reception room and kitchen, where natural light pours in, highlighting the contemporary design. The kitchen area is ideal for both everyday cooking and dinner parties, ensuring you'll feel right at home. The double bedroom offers plenty of comfort and privacy, complete with built-in wardrobes to keep your space beautifully organised.

The bathroom boasts a stylish heated towel rail, adding a touch of luxury to your daily routine. With the flat's impressive EPC rating of B, you can also expect energy efficiency and lower utility costs.

Enjoy exclusive resident access to a gym within the building-perfect for maintaining your fitness goals without having to venture far. There's also a handy concierge desk on hand, providing extra convenience and peace of mind. Parking is available, making life even easier for those with a car.

Council Tax Band C ensures reasonable outgoings, further enhancing this property's appeal. If you're searching for a comfortable, modern home with outstanding amenities and an unbeatable location, this flat is certainly

not to be missed.

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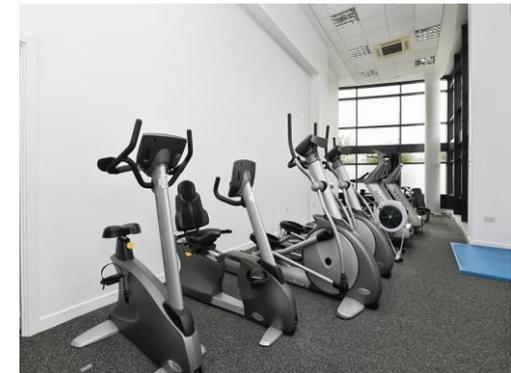
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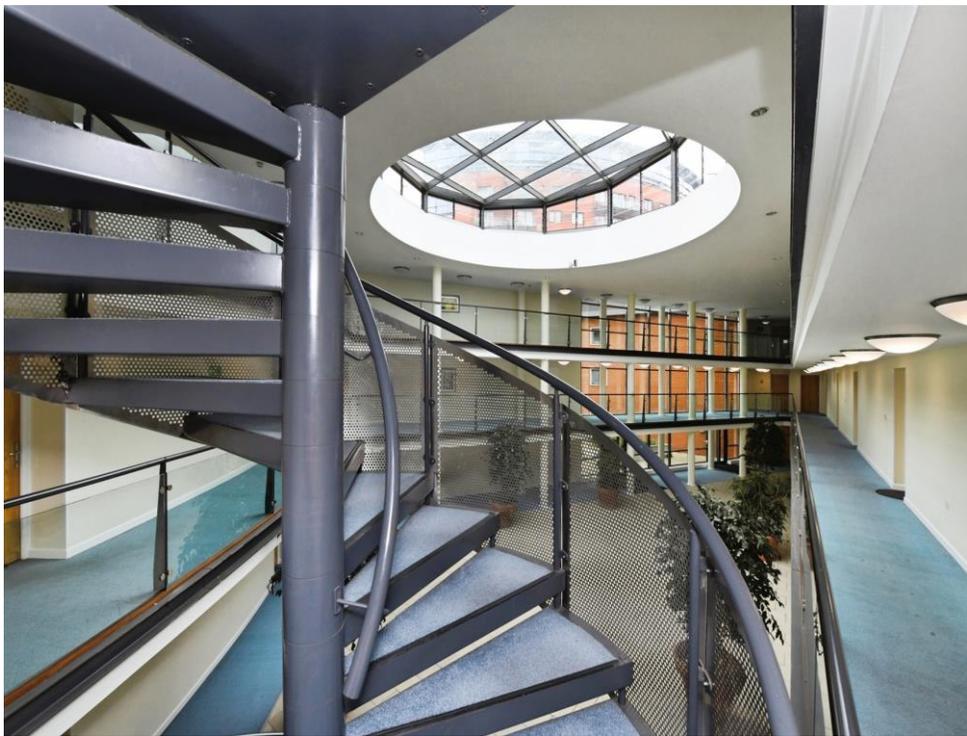
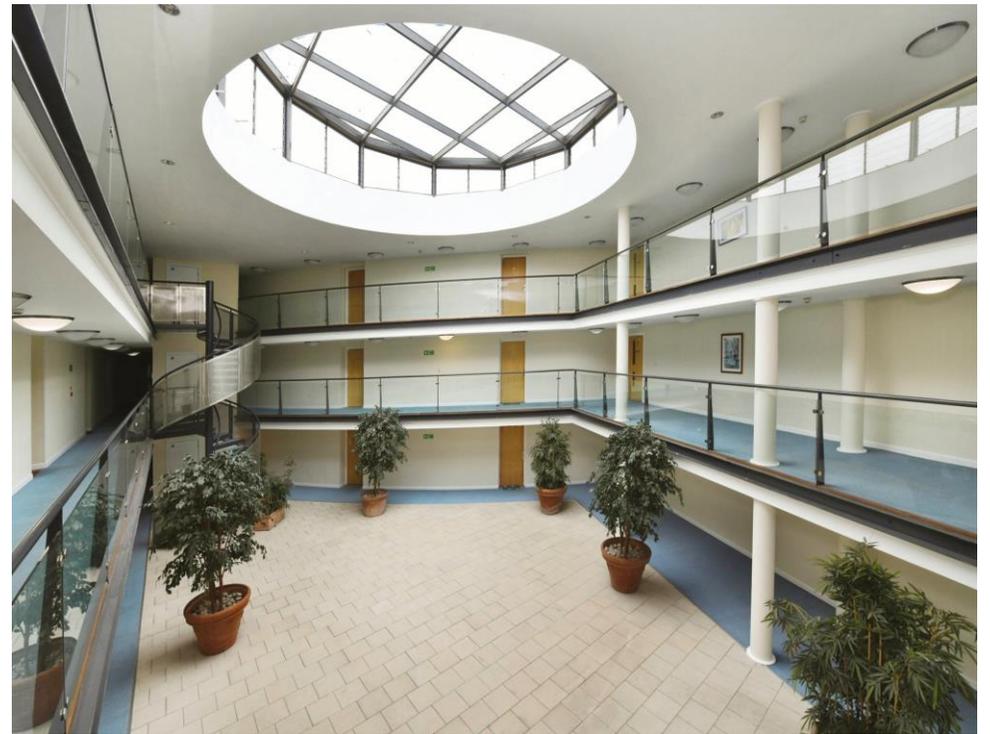
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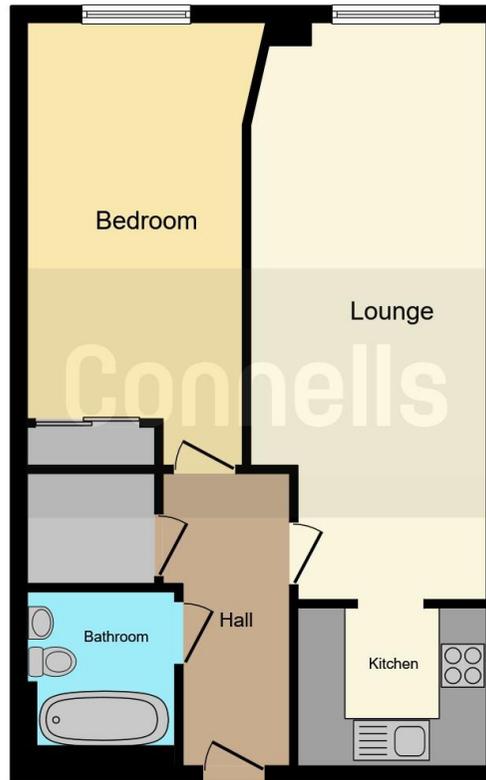
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

To view this property please contact Connells on

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E chelmsford@connells.co.uk

4 Tindal Square
 CHELMSFORD CM1 1EH

EPC Rating: B Council Tax Band: C

Service Charge: 2400.00

Ground Rent: 120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CHL308937

This is a Leasehold property with details as follows; Term of Lease 155 years from 31 May 2007. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: CHL308937 - 0007