

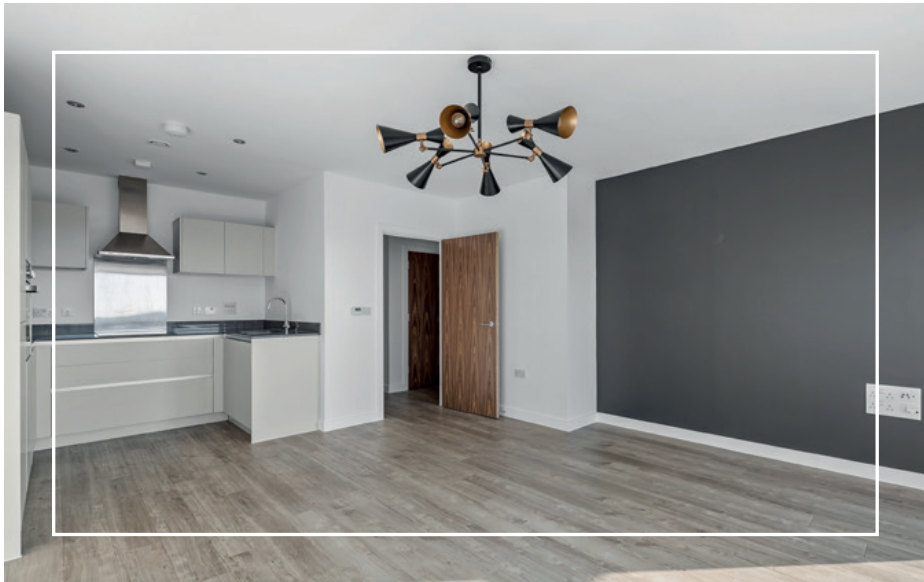


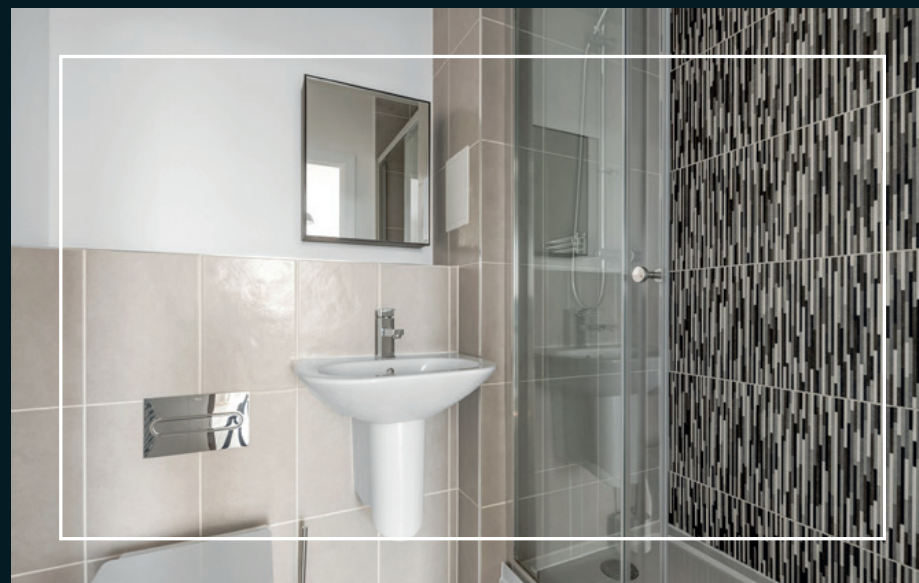
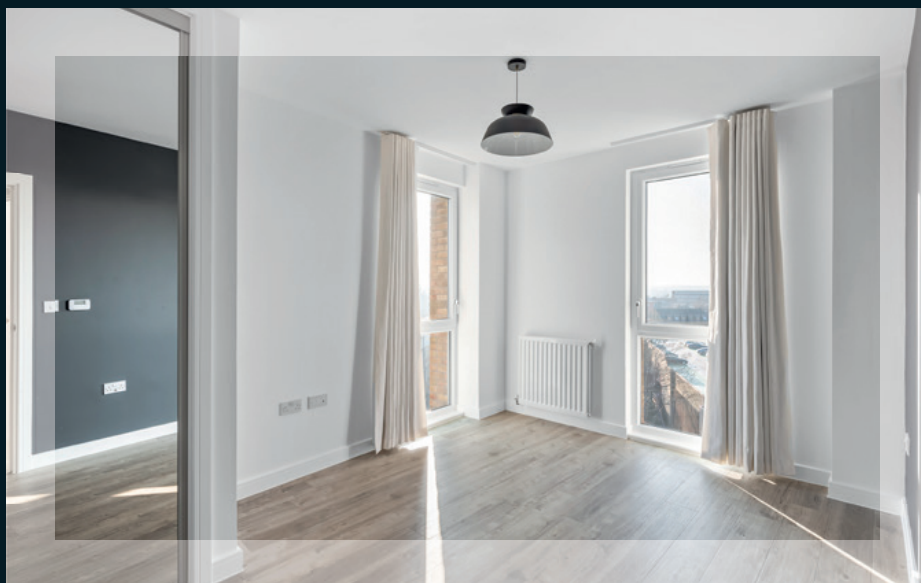
**NP** NICHOLAS  
PERCIVAL

**For Sale.** The Mead

Flat 72, 3 Cunard Square, Chelmsford, Essex, CM1 1AU

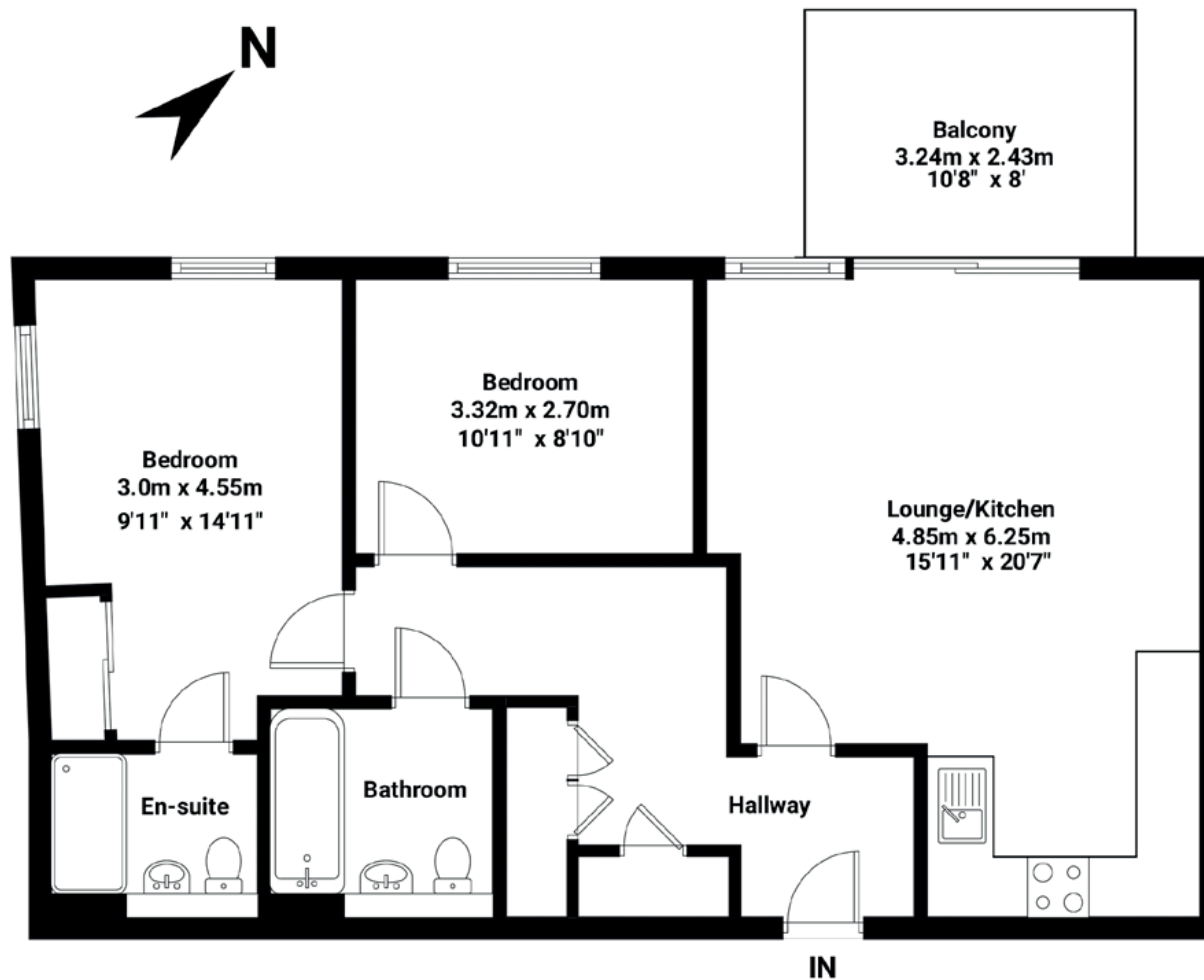
Incorporating **BS** BIRCHALL  
STEEL





Cunard Square is located in the heart of Chelmsford City Centre on the former Marconi site. Chelmsford City mainline railway station is less than 200 metres from Cunard Square on foot. A very well-equipped residents gym and concierge service are located on site, and a secure undercroft parking space is situated beneath the building. Chelmsford City has a vibrant centre with a vast array of bars, pubs, restaurants, and shops. Anglia Ruskin University is approximately half a mile away. The apartment is located on the top floor, and is comprised of two bedrooms, two bathrooms, a kitchen / dining / living area and large balcony.

Council Tax Band D | EPC B | Ground Rent: £250 per annum  
Service Charge: £1228.50 per annum | Lease: 999 Years from 2017



**Seventh Floor Apartment, 3 Cunard Square, Chelmsford**

Internal area: 733 sq.ft / 68.1 sq.mt

Excluded areas: None

Illustration for identification purposes only. Measurements are approximate and not to scale.

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## Property

The ground floor communal entrance to Cunard Square, which is located less than 200 metres from Chelmsford City Railway Station, is accessed via a secure electronic entry key, and provides access to Apartment 72 on the 7th and top floor, with the option of two separate lifts or a stairwell.

Upon entering the apartment, the high quality specification is immediately apparent, the entrance hall boasts a large utility cupboard that houses the washing machine and has further space for storage, as well as a separate cupboard that contains the gas boiler, again with space for storage, the secure intercom entrance system handset is also located in the entrance hall.

The spacious open plan kitchen / diner / living room has stunning westerly views across Chelmsford City, which can really be appreciated from the impressive balcony. The kitchen comprises; high quality handleless matching base and wall mounted units with a complementary Quartz work surface, undermounted stainless steel sink with cutaway drainer. A range of integrated Zanussi appliances including; 4 ring induction hob with extractor hood above, mid mounted oven, slimline dishwasher and fridge/freezer. The remainder of the room provides ample space for living and dining.

The dual aspect master bedroom benefits from outstanding South and Westerly views over the City and beyond, has a fitted double wardrobe with mirrored doors and a very well-appointed ensuite with walk-in double shower.

Bedroom two is a good-size second bedroom with the same stunning aspect as the master bedroom. The main bathroom concludes the internal accommodation and comprises of bath with shower attachment and glass screen, low level WC and hand basin.

Accessed by both the lift and stairs is the lower ground floor where the undercroft allocated parking space can be found.

This can also be accessed by vehicles using the remote entry fob.

## Situation

Located in the heart of the vibrant city of Chelmsford, Cunard Square is an ideal location for all those that want to enjoy everything the city has to offer, from numerous restaurants and bars, great shopping opportunities and the cultural diversions of two theatres and two multiplex cinemas. The mainline train station is a short walk away and serves London Liverpool Street in around thirty five minutes, making Cunard Square an excellent base for the commuter requiring speedy access into the square mile.

Road connections are first rate, with the A12 easily accessed and Stanstead airport is approximately a thirty five minute drive away.





Viewing is strictly by appointment with the Sole Selling Agents.



01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk

Sara Wilson | SWilson@nicholaspercival.co.uk

Julie Willats | JWillats@nicholaspercival.co.uk

**nicholaspercival.co.uk**

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

**Agents Notes:**

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.