

Colyers Reach, Chelmer Village, Chelmsford



Offers Over £170,000

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- Charming One-Bedroom Maisonette – A fantastic first-time buy or savvy investment opportunity in popular Chelmer Village.
- Open-Plan Living – A bright, welcoming lounge and kitchen layout, perfect for relaxing or entertaining.
- Fitted Kitchen – Complete with integrated cooker and hob, breakfast bar and plenty of cupboard space.
- Spacious Double Bedroom – Featuring fitted mirrored wardrobes, because you can never have too much storage!
- Three-Piece Bathroom Suite – With a bath, shower over, vanity washbasin and WC.
- Storage Sorted! – Handy understairs cupboard and additional first-floor storage to keep clutter at bay.
- Washer Dryer Included – One less thing to buy when moving in. What's not to love?
- Allocated Parking – Your very own parking space, plus visitor parking for friends and family.
- Location, Location, Location! – Conveniently positioned for Chelmer Village Retail Park, Chelmsford city centre and transport links into London.
- Affordable Living with Plenty of Appeal – Council Tax Band B, £50 annual ground rent and £1,400 annual service charge. Leasehold with an original 125-year term from 1 January 1983.



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One Bedroom Maisonette | Allocated Parking | Chelmer Village Location

Your first home? A savvy investment? Or simply somewhere to call your own? This little gem could be just the one!

Tucked away in the ever-popular Chelmer Village, this charming one-bedroom maisonette in Colyers Reach proves that great things really do come in perfectly proportioned packages!

Offering a clever and versatile layout, a fitted kitchen, a spacious double bedroom, plenty of useful storage and that all-important allocated parking space, this property ticks plenty of boxes without demanding a mansion-sized mortgage.

Whether you're a first-time buyer ready to swap renting for owning, a busy professional looking for a convenient base, or an investor searching for a smart addition to your portfolio, this maisonette has plenty to shout about.

Lounge – Come On In, Make Yourself at Home!

Step through your own ground-floor entrance and discover a welcoming open-plan living space that's ready for cosy evenings, lazy Sundays and everything in between.

A double-glazed window to the front allows natural light to brighten the room, while the open-plan connection to the kitchen creates a sociable and practical space.

There's room to relax, unwind and entertain, whether that's a quiet night in with your favourite box set or having friends over for a catch-up.

And with the staircase neatly incorporated into the layout, every inch of space has been put to good use. Clever, comfortable and wonderfully easy to live in!

Kitchen – A Little Culinary Creativity!

Whether you're a budding MasterChef contestant or more of a "what time does the takeaway arrive?" kind of cook, this fitted kitchen has you covered!

Featuring a range of matching wall and base units, generous worktop space, an integrated cooker and hob, and a handy breakfast bar, there's plenty of practicality packed into this space.

An obscure double-glazed window to the rear provides natural light, while the layout offers space for your everyday appliances.

There's also a useful understairs storage cupboard, perfect for keeping those household essentials tucked away.

And here's a little bonus… the washer dryer is staying! One less appliance to buy and one more reason to get excited about moving day.

Principal Bedroom – Sweet Dreams Are Made of This!

Head upstairs and you'll discover a generously proportioned double bedroom that's all about comfort, calm and a little everyday luxury.

With a double-glazed window overlooking the front aspect, the room enjoys natural light and offers plenty of flexibility for your bedroom furniture.

But the real star of the show?

Fitted mirrored wardrobes!

Not only do they provide excellent storage for your ever-growing wardrobe collection (we won't judge!), but the mirrored doors also help enhance the feeling of space and light.





THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/33-colyers-reach-chelmsford-cm2-6rw/5770475

Annual Service Charge: £1,500
Annual Ground Rent: £50.00
Length of Lease: 82 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

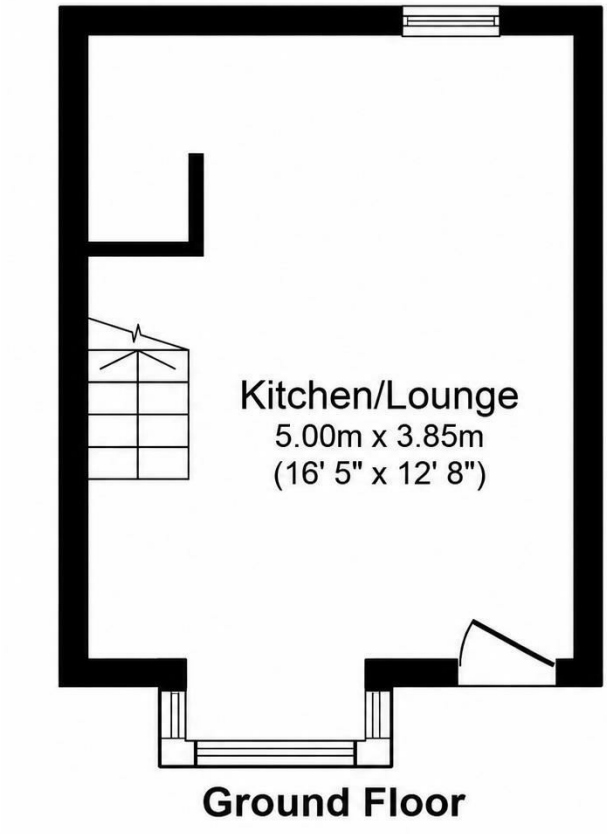
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

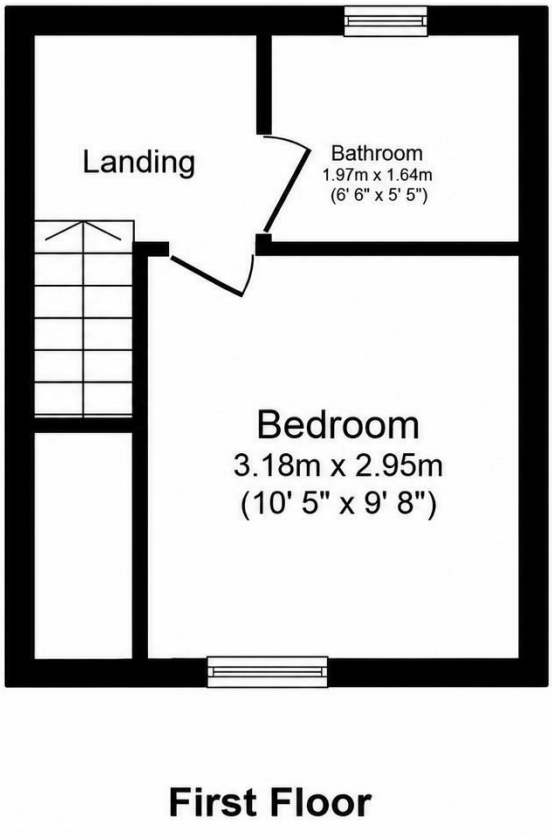
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.









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