



# RIVERS HOUSE CHELMSFORD

## £275,000

- Two Bedrooms
- EPC Rating c
- 135 Year lease
- Ground rent £300
- Annual Service Charge £3300
- Popular Location
- Close To Local Amenities
- Off Street Parking
- Well Presented
- Close To Station



# Why Westbrook Property Group Loves This Home:

*A Stylish Two Bedroom, Two Bathroom Apartment in Rivers House with Strong Investment Appeal and City Centre Convenience*

*Set within the sought-after Rivers House development, this modern apartment offers bright, open-plan living with a high-quality finish throughout. With two bathrooms, a prime location close to Chelmsford station and amenities, plus the option of a tenant in situ paying £1,550 pcm or vacant possession, it's an ideal purchase for both investors and owner-occupiers.*

## Measurements:

Kitchen / Living Room: 14'03 x 17

Bathroom: Three piece bathroom suite including Wc wash hand basin and bath with overhead shower head.

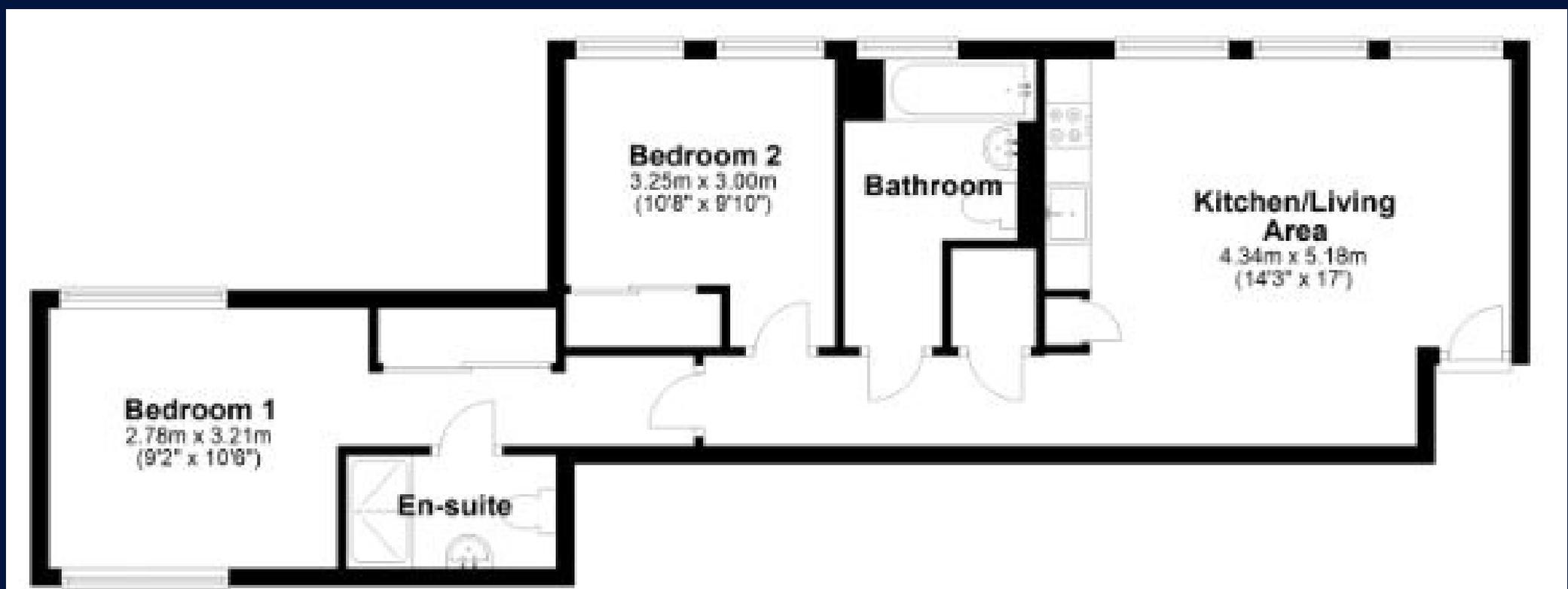
Ensuite: Three piece bathroom suite including Wc wash hand basin and Shower

Bedroom One: 10'08x 9'2

Bedroom Two: 10'08 x 9'10

## External Features:

1x allocated sapce



## ACCOMMODATION & FEATURES

THE ACCOMMODATION COMPRISES TWO WELL-PROPORTIONED BEDROOMS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM A MODERN EN-SUITE SHOWER ROOM. A FURTHER CONTEMPORARY FAMILY BATHROOM SERVES THE SECOND BEDROOM AND GUESTS. THE APARTMENT OFFERS A BRIGHT AND SPACIOUS OPEN-PLAN LIVING AND DINING AREA, CREATING AN IDEAL SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING. THIS IS COMPLEMENTED BY A STYLISH, WELL-APPOINTED KITCHEN WITH INTEGRATED APPLIANCES AND AMPLE STORAGE.

A KEY FEATURE OF THE PROPERTY IS THE EXCELLENT BALANCE OF SPACE AND NATURAL LIGHT THROUGHOUT, COMBINED WITH A MODERN FINISH THAT MAKES IT READY TO MOVE STRAIGHT INTO OR LET IMMEDIATELY. THE PROPERTY IS CURRENTLY TENANTED AT £1,550 PCM, OFFERING AN INSTANT INCOME STREAM, BUT CAN ALSO BE MADE AVAILABLE WITH VACANT POSSESSION IF REQUIRED.

## EXTERNALLY

RIVERS HOUSE BENEFITS FROM WELL-MAINTAINED COMMUNAL AREAS AND A SECURE, MODERN DEVELOPMENT SETTING.

IDEALLY POSITIONED CLOSE TO CHELMSFORD CITY CENTRE, THE PROPERTY OFFERS EASY ACCESS TO A WIDE RANGE OF SHOPS, RESTAURANTS AND LEISURE FACILITIES, ALONG WITH EXCELLENT TRANSPORT LINKS. CHELMSFORD MAINLINE STATION IS WITHIN WALKING DISTANCE, PROVIDING DIRECT SERVICES INTO LONDON, MAKING THIS AN EXCELLENT CHOICE FOR COMMUTERS AND CITY-BASED LIFESTYLES ALIKE.

## Location

- Prime central position within the sought-after Rivers House development
- Approximately 0.2–0.3 miles to Chelmsford Mainline Station
- Direct services to London Liverpool Street in around 35 minutes
- Short walk to Chelmsford city centre with its shops, restaurants and amenities
- Ideal for commuters and those seeking a convenient city lifestyle

## Key Highlights

- Modern two-bedroom, two-bathroom apartment
- Located in sought-after Rivers House development
- Bright open-plan living with contemporary finish
- Stylish kitchen with integrated appliances
- En-suite to principal bedroom
- Well maintained and ready to move into or let
- Tenant in situ paying £1,550 pcm or vacant possession available
- Walking distance to Chelmsford city centre & station
- Close to shops, restaurants and local amenities

