



**Connells**

Arnhem Road  
Chelmsford



Arnhem Road  
Chelmsford CM1 2EN

for sale fixed price  
**£106,000**



### Property Description

Connells is pleased to offer this second-floor Shared Ownership apartment and no onward chain. The property features a secure entry system, an entrance hall, and a spacious open-plan kitchen/living area with doors leading to a private balcony overlooking local park and greenery. The fully fitted kitchen includes integrated appliances. There are two double bedrooms, with the master boasting fitted wardrobes and an en-suite shower room. A modern family bathroom, gas central heating, double glazing, and an allocated parking space complete this home.

Situated in West Chelmsford, Arnhem Road is close to local amenities, Lawford Mead Primary and Secondary School, and within 1.4 miles of top grammar schools, King Edward VI Grammar and The County High School for Girls. A regular bus service to the city centre and mainline station runs from nearby Melbourne Avenue.

Chelmsford city centre boasts a thriving nightlife, diverse dining options, and excellent shopping, including the High Street, Bond Street's John Lewis, and two shopping precincts. The city offers sports clubs, gyms, and the refurbished Riverside Ice & Leisure complex.

### Entrance Hall

### Open Plan Lounge/Kitchen

21' 4" x 17' 1" ( 6.50m x 5.21m )

### Bedroom 1

14' 5" x 10' 8" ( 4.39m x 3.25m )

### En-Suite Shower Room

### Bedroom 2

13' 9" x 9' 10" ( 4.19m x 3.00m )

### Family Bathroom

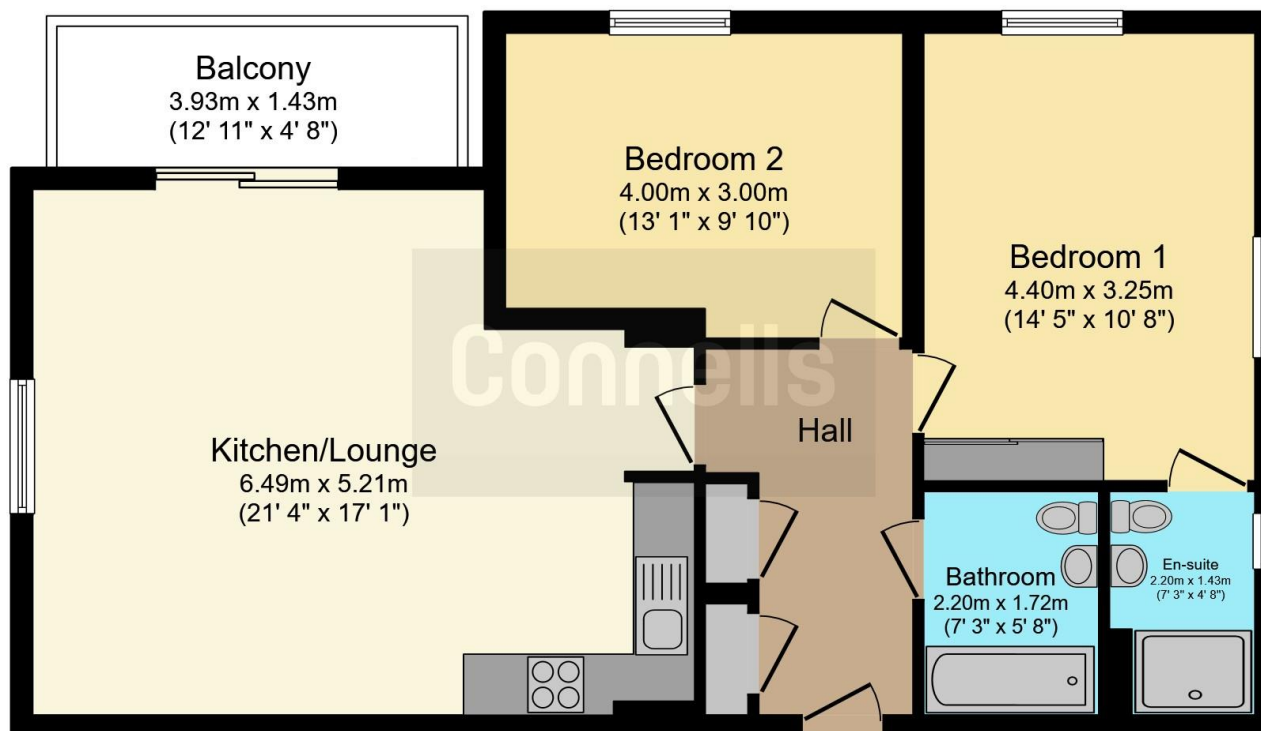
### Balcony











Total floor area 73.2 m<sup>2</sup> (788 sq.ft.) approx

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
CHELMSFORD CM1 1EH

EPC Rating: B

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CHL308949](http://connells.co.uk/Property/CHL308949)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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