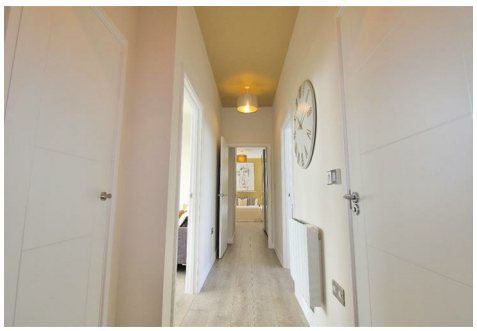
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ESTATE AGENTS









Springfield Road, Chelmsford, CM2 6JL £248,500

** PANORAMIC VIEWS ACROSS CITY CENTRE ** NO ONWARD CHAIN ** We are pleased to present this EXCEPTIONALLY SIZED apartment, in this ICONIC CHELMSFORD LANDMARK in the heart of the CITY CENTRE and just a stone's throw from the TRAIN STATION. This MODERN apartment benefits from a GENEROUS LIVING ROOM, airy HIGH CEILINGS, TWO VERY LARGE DOUBLE BEDROOMS (both with ENSUITE) and DUAL ASPECT WINDOWS TO THE MASTER. This property enjoys both North East and South Westerly views, enjoying SUNSET OVER THE CITY from the Living Room. Also boasting ALLOCATED PARKING in a GATED CAR PARK.

LOCALITY INFORMATION

Located on the corner of Springfield Road and Victoria Road, this property allows for direct foot access to both the City Centre and Mainline Train Station, with fast services to London Liverpool Street. This stunning 120' building was originally the headquarters for the Essex River Authority and was converted in 2015 to create a collection of luxury apartments.

Chelmsford City Centre enjoys a wide variety of recreational and retail outlets, including bars, restaurants and cinemas, as well as a John Lewis department store, located in the recently constructed Bond Street quarter.

ENTRANCE HALL

Accessed via a lift to all floors, the communal lobby leads to a solid wood front door and into an impressive 18' entrance hall. The hall provides access to all rooms, airing cupboard housing hot water tank, and additional storage cupboard, and with video entry system, electric wall heater and wood effect flooring. An air circulation system runs throughout the apartment.

LIVING ROOM 13'0" x 22'0" (maximums) (3.97 x 6.73 (maximums))



Featuring stunning views over the City Centre via numerous double glazed windows with bespoke slatted blinds, electric wall heater, TV and internet points, wood effect flooring and open aspect to Kitchen.

LIVING ROOM FURTHER VIEW

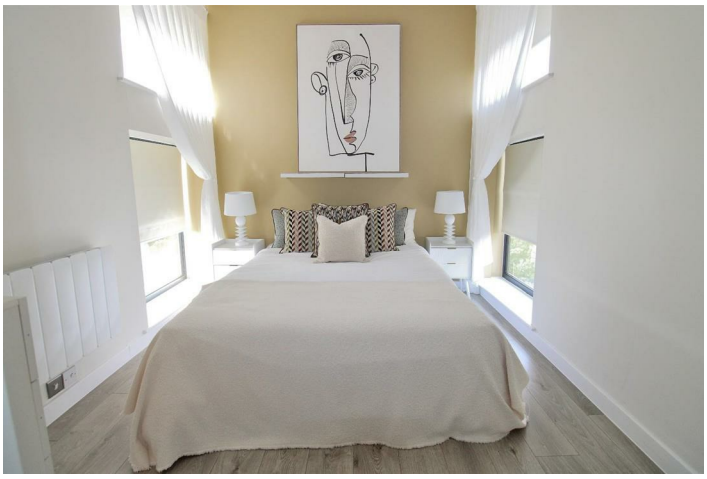


KITCHEN



Fitted with a modern range of dual tone gloss front handleless cabinets with complementary worktops, with ceramic hob and concealed extractor over and with stainless steel sink, pelmet and worktop lighting, and integrated appliances to include; fridge freezer, oven, dishwasher and washing machine.

BEDROOM ONE 22'11" x 9'1" (maximums) (7.01 x 2.77 (maximums))



A striking room, featuring it's own entry way, providing access to the fitted wardrobes and ensuite shower room. The main room enjoys feature near full height dual aspect double glazed windows, wood effect flooring, electric wall heater, internet point.

FITTED WARDROBES AND ENSUITE



ENSUITE SHOWER ROOM



Fitted with a white suite comprising a concealed cistern WC with tiled display plinth, a pedestal wash basin with vanity mirror, and a fully tiled shower cubicle with glass door and over head rain effect shower. Part tiled walls, chrome heated towel rail, spotlights, tiled floor.

BEDROOM TWO 11'5" x 14'6" (3.5 x 4.43)



Multiple large double glazed windows to north east, fitted wardrobes, wall mounted heater, internet point, wood effect flooring and door to ensuite Jack-and-Jill bathroom.

FURTHER VIEW



FITTED WARDROBES



BATHROOM



With Jack-and-Jill access from Bedroom Two and the Entrance Hall. Fitted with a white suite comprising a concealed cistern WC with tiled display plinth, a pedestal wash basin with vanity mirror, and a panel bath with glass screen and over head rain effect shower. Part tiled walls, chrome heated towel rail, tiled floor, spotlights, extractor. This room can serve as an ensuite to bedroom two, or may also be accessed via the hallway.

LEASE INFORMATION

We understand that the following Lease details apply:
190 years remaining
Ground Rent: £350pa
Service Charge: £2,849.19

EXTERIOR



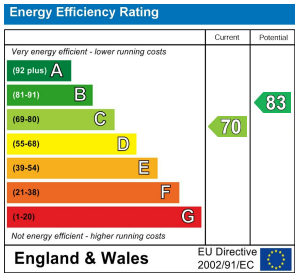
PANORAMIC VIEWS ACCROSS CITY

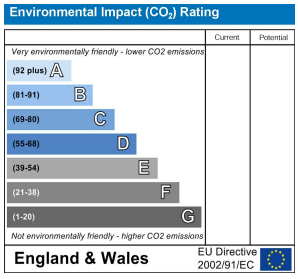


Fifth Floor



APPROX INTERNAL FLOOR AREA
72 SQ M (780 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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