Burgess Springs, Chelmsford

Guide Price £350,000

2 1 1 B

- Not your average apartment – a stylish two-bedroom duplex maisonette arranged over two floors
- Double-height on style – high ceilings, wooden flooring and dual-aspect windows create a seriously impressive living space
- A kitchen worth showing off – high-gloss cabinetry, quartz worktops and integrated appliances
- Your home, your temperature – individually zoned underfloor heating lets you keep every area just how you like it
- Storage that lights up your life – the principal bedroom boasts two fitted wardrobes complete with sensor lighting
- No bathroom queues here – a beautifully tiled Jack & Jill bathroom connects conveniently with the principal bedroom
- Balcony mornings, anyone? – bedroom access onto the private balcony makes that first coffee of the day even better
- Less neighbour, more privacy – occupying an end position with only one adjoining neighbour
- Triple-glazed throughout – helping keep the warmth in and the outside world where it belongs
- An impressive EPC B – energy efficiency, contemporary comfort and style all wrapped into one rather lovely home

GUIDE PRICE- £350,000 - £400,000

Two floors. Two bedrooms. One seriously stylish home. Forget everything you thought you knew about apartment living. This beautifully presented two-bedroom duplex maisonette at Newcombe Court brings together the space and separation of a house with the convenience and contemporary finish of a modern apartment – and it has a few rather lovely surprises along the way.

Occupying an enviable end position with only one adjoining neighbour, there's an immediate sense of privacy before you've even stepped through the door. A front planter provides the perfect opportunity for some colourful planting and a little kerb-appeal creativity – because first impressions count.

Step inside and you'll find a home that has clearly been designed around modern living. There's an intercom entry system, a useful utility/storage cupboard off the landing and, perhaps best of all, zoned underfloor heating. Different areas can be independently controlled, meaning no more household negotiations over the thermostat.

Then comes the showstopper.

The open-plan kitchen and living space is exactly where you'll want to spend your time. Beautiful wooden flooring, impressive high ceilings and dual-aspect windows combine to create a wonderfully bright, airy room that feels every bit as good as it looks.

Whether it's Saturday morning coffee, dinner with friends or a quiet evening on the sofa, this is a room designed for living rather than simply looking pretty in photographs – although it does that rather well too.

The kitchen continues the contemporary theme with sleek high-gloss cabinetry and quartz worktops, complemented by integrated appliances including a fridge/freezer, dishwasher and microwave. Everything has its place, leaving those quartz surfaces free for the important things – coffee machines, cocktails and questionable attempts at sourdough.

Head upstairs and the home becomes altogether more relaxed.

The principal bedroom offers two fitted wardrobes complete with sensor lighting – a small detail you'll quickly wonder how you ever lived without. It also enjoys convenient Jack & Jill access to the beautifully finished bathroom.

Fully tiled and contemporary in design, the bathroom features a striking statement mirror and heated towel rail, bringing a touch of hotel-style luxury to the morning routine.

The second bedroom offers plenty of flexibility, whether required as a comfortable bedroom, stylish home office or guest room.

And then there's the private balcony.

Accessible from the bedroom accommodation, it's a lovely extension of the home and just the spot for a morning coffee, a glass of something chilled after work or simply opening the doors and letting the outside in during the warmer months.

Practicality hasn't been forgotten either. Triple glazing throughout helps provide excellent thermal and acoustic insulation, while an impressive EPC B rating means this is a home designed with energy efficiency firmly in mind.

The result is something refreshingly different: a bright, beautifully specified duplex home with two floors, private outside space, excellent energy credentials and only one adjoining neighbour.

Apartment convenience? Absolutely.

Apartment ordinary? Not a chance.

Chelmsford offers that increasingly sought-after balance of city convenience and countryside living, making it a popular choice for families and London commuters alike. The city centre provides an excellent selection of shopping, restaurants and cafés, with Bond Street, High Chelmer and The Meadows among its main retail destinations, while green spaces including Central Park and Hylands Estate provide plenty of opportunity to escape the hustle and bustle. Chelmsford is particularly well connected, with direct rail services to London Liverpool Street typically taking around

Colubrid.co.uk

THE SMALL PRINT:

Monthly Service Charge: £491.01
Monthly Ground Rent: £6.66
Length of Lease: 117 years remaining
Material Information: https://reports.sprift.com/property-report/7-newcombe-court-burgess-springs-chelmsford-cm1-1qn/5587408

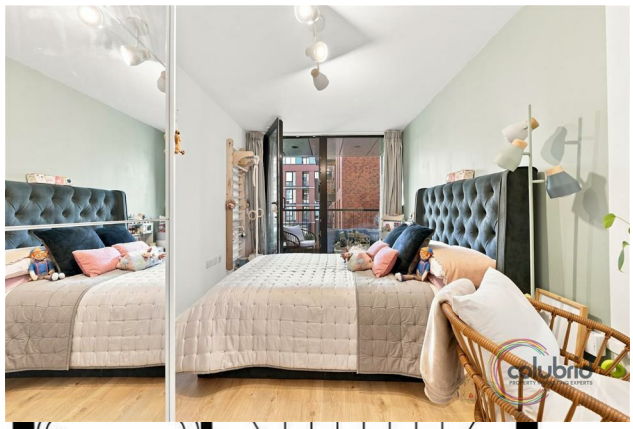
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

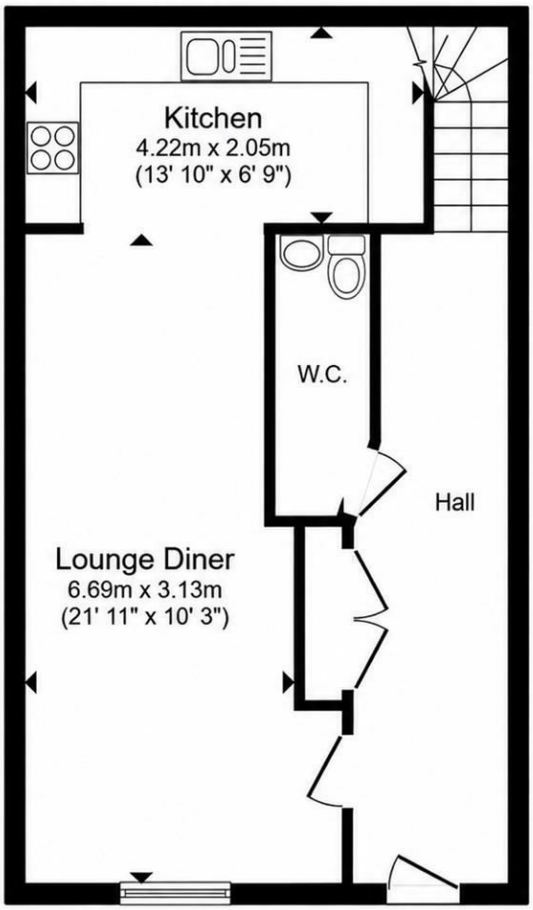
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

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.

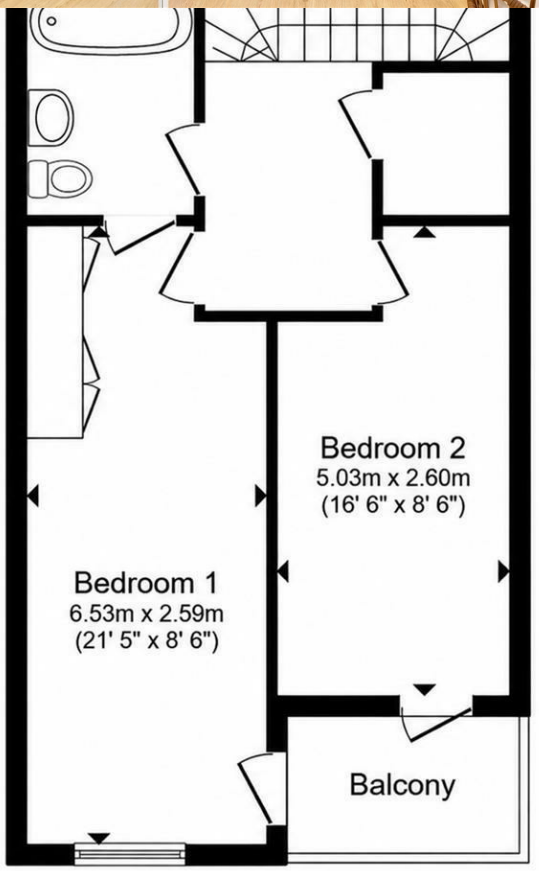
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

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.





Ground Floor



First Floor

Colubrid.co.uk

Colubrid.co.uk