



Wharf road

Chelmsford, CM2 6NF

Leasehold
Tax Band: D

Offers In Excess Of £350,000



A VERY SPACIOUS first floor apartment - 1 of only 2 in the block with this impressive square footage - boasting an IMPRESSIVE 29' OPEN PLAN LIVING AREA, adjoining the stylish kitchen and the SUBSTANTIAL 32' TERRACE. Further offering TWO VERY LARGE, DOUBLE BEDROOMS - one with an en suite - plus modern bathroom, Amtico flooring throughout and PRIVATE ALLOCATED PARKING. Centrally located within a STONE'S THROW TO THE CITY CENTRE and it's mainline station. Contact Hamilton Piers of Chelmsford to view!



COMMUNAL ENTRANCE:

X2 Secure buzzer telephone entry system into the building, with stairs and lift to first floor apartment.

ENTRANCE HALL:

Secure entrance door into apartment with doors to- utility cupboard, bedroom one, bedroom two, bathroom, storage cupboard and open plan living space, Amtico flooring, radiator.

UTILITY CUPBOARD:

Electric and water connected.

BEDROOM ONE:

15'00" x 10'08" (4.57m x 3.25m)

Double glazed picture window to rear, radiator, door to en suite.

EN-SUITE:

6'10" x 5'03" (2.08m x 1.60m)

Double walk in shower, pedestal hand basin, low level W/C, fully tiled, chrome heated towel rail, Amtico flooring.

BEDROOM TWO:

14'07" x 9'00" (4.45m x 2.74m)

Double glazed picture window to rear, radiator.

BATHROOM:

7'01" x 6'07" (2.16m x 2.01m)

Bath with shower over, pedestal hand basin, low level W/C, chrome heated towel rail, Amtico flooring.

OPEN PLAN LIVING SPACE:

29'02" x 11'06" (8.89m x 3.51m)

Double glazed picture window and french door to rear onto terrace, radiator, Amtico flooring

KITCHEN AREA:

Square edge worktops with stainless drainer sink inset, matching wall and base units, electric hob with extractor over, integrated oven, fridge freezer, dishwasher, Amtico flooring.

OUTSIDE TERRACE:

32'03" x 9'07" (9.83m x 2.92m)

Paved flooring with metal railings.

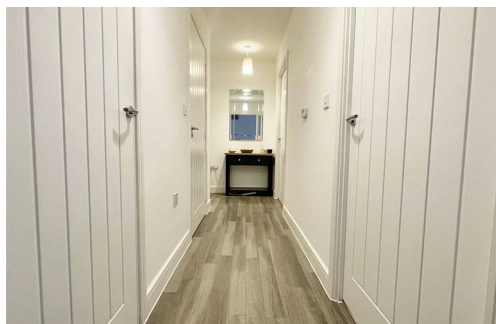
LEASEHOLD INFORMATION & PARKING:

Years remaining on lease- 124 years

Service Charge- £1600 PA

Ground rent- TBC

Allocated parking for one vehicle with further visitor bays available.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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