Adrians

Sales & Lettings Agents



For Sale







Lockside Marina, City Centre, Chelmsford, CM2 6HF

Very rare three bedroom penthouse apartment with views over water, no onward chain and dual aspect balconies. City centre location with stunning aspect across Springfield Basin, part of the River Chelmer. Large open plan main living area with vaulted ceiling separated from the three bedrooms and two bathrooms. Allocated parking and gas heating.

3 Bedroom(s)

1 Reception(s)

2 Bathroom(s)

















LARGE OPEN PLAN LIVING / DINING / KITCHEN AREA 9.19m (30'2) x 6.1m (20')
The kitchen area has tiled floor, range of base and eye level units complimented by granite work surface, inset one and a half bowl sink unit with drainer cut into work surface, ceramic hob with oven beneath and extractor over, integrated washing machine and dishwasher, further radiator, storage cupboard, wall mounted gas central heating boiler.

The living area has three windows to front, three sets of French doors to the rear overlooking the water (two of which give access to the outside balcony space. There is wood flooring, three radiators, vaulted ceiling.

INNER HALLWAY
Gives access to the front outside space balcony, doors to all bedrooms and bathroom.

BEDROOM ONE 4.98m (16'4) x 2.97m (9'9)
Windows to side and rear, built in wardrobes and fitted units, wood flooring, radiator.

EN-SUITE
Panelled bath with shower attachment over, low level w.c, wash hand basin, part tiled walls, tiled flooring.

BEDROOM TWO 3.81m (12'6) x 2.18m (7'2) PLUS WARDOBES
Windows to front and side, fitted wardrobes to one wall with storage above.

BEDROOM THREE 3.28m (10'9) x 1.98m (6'6)
Window to side, radiator, built in wardrobe.

SHOWER ROOM
Low level w.c, fully tiled corner shower cubicle, suspended wash hand basin, part tiled walls, tiled flooring.

EXTERIOR
As mentioned the property has two outside balconies to the front and to the rear with the rear having views over the water and marina. There is also allocated and permit parking.



EPC RATING: C
COUNCIL TAX BAND: G
Leasehold
LENGTH OF LEASE: approx. 103 years remaining
ANNUAL GROUND RENT: approx. £200
ANNUAL SERVICE CHARGE: approx. £3489.58

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only. ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk