



92 Canside Meadow Walk, Chelmsford , CM1 1FU  
Guide price £375,000

**Church & Hawes**  
Est.1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £375,000 - £400,000... An exceptional ninth floor penthouse apartment offering an abundance of beautifully appointed accommodation with breathtaking panoramic views across Chelmsford. This rare and spacious home features two generous double bedrooms, both with en-suites, a separate guest cloakroom, and a stunning open plan living space with floor to ceiling windows. The bespoke kitchen includes a central island, ideal for modern living and entertaining.

Converted approximately eight years ago, this is the largest apartment in the building. Additional benefits include a balcony with far reaching views, two secure underground parking spaces and a private lock-up store. Accessed via an attractive riverside walkway, with lift access to all floors.

Ideally located in the heart of Chelmsford city centre, within moments of shops, restaurants, bars and Chelmsford station is just a short walk away, offering a direct 30 minute commute to London, with parks and riverside walks nearby. Energy rating D. Please note, some photographs have been enhanced to represent what the furnished apartment could look like.

#### Lease Information

We understand from the vendor the remaining term on the lease is approximately 115 years. Recent service charges provided by the owner were/are £336.12 (per month) July to December 2025

£505.20 (per month) January to end June 2026. Ground rent £125 every 6 months.

#### Hallway

#### W.C

**Bedroom One 15'11 x 14'11 max (4.85m x 4.55m max)**

#### Ensuite Bathroom

#### Balcony

**Bedroom Two 16'11 > 10'9 x 10'10 (5.16m > 3.28m x 3.30m)**

#### Ensuite Shower Room

**Open Plan Lounge/Kitchen 26'3 x 16'2 (8.00m x 4.93m)**

#### Covered Parking

#### Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Ninth Floor

