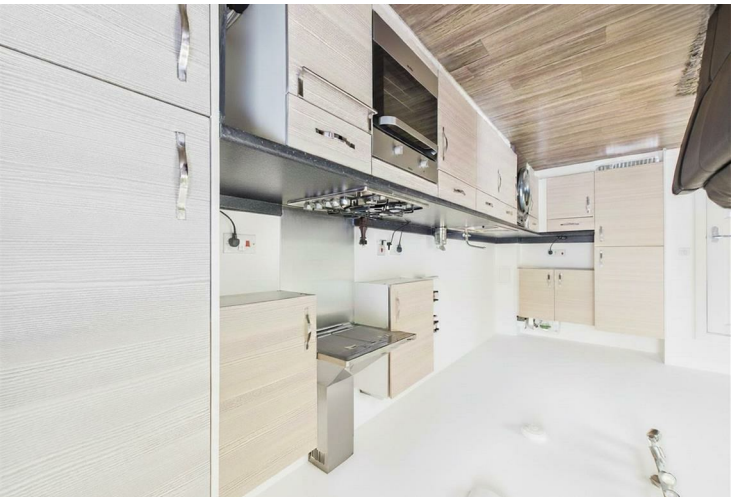
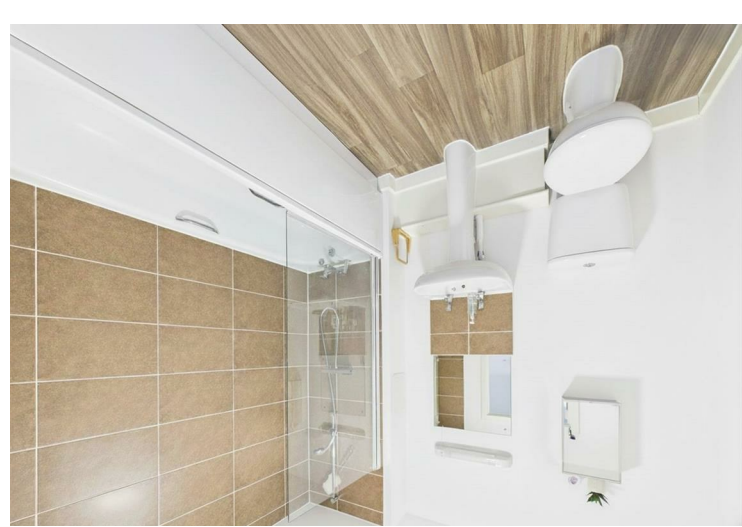
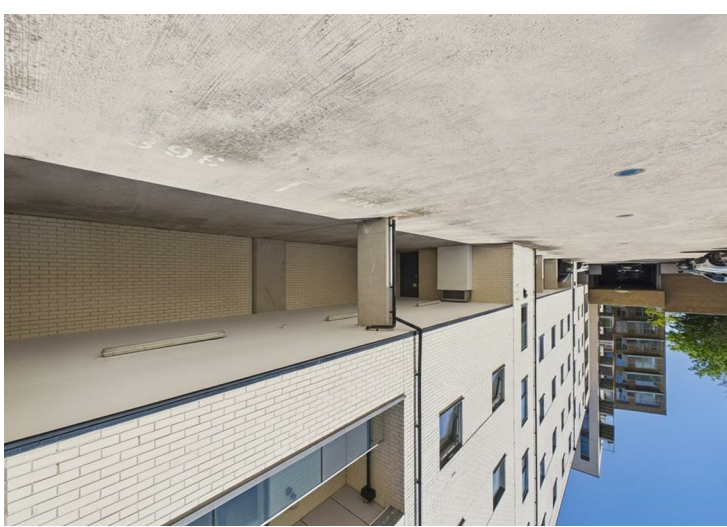




24 Cunard Square, Chelmsford , CM1 1AQ
Guide price £250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Priced For a Quick Sale £250,000-£260,000

Located in the vibrant heart of Chelmsford, this charming apartment first floor apartment in Cunard Square presents an excellent opportunity for both first-time buyers and investors alike.

A standout feature of the property is the large open-plan living and kitchen area, creating a bright and sociable space for modern living. The well-designed kitchen offers extensive cupboard storage, while the spacious reception area provides direct access to a private balcony, perfect for relaxing or enjoying outdoor space.

Complimented with 2 generous double bedrooms and a family sized bathroom

Hallway 16'11" x 3'4" (5.16m x 1.04m)
L shaped hallway

Bedroom 1 15'1" x 10'11" (4.62m x 3.35m)

Bedroom 2 11'5" x 10'9" (3.48m x 3.28m)

Lounge 16'11" x 16'6" (5.18m x 5.05m)

Bathroom 6'3" x 7'6" (1.91m x 2.29m)

Agents Notes, Money Laundering & Referrals

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property’s condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

