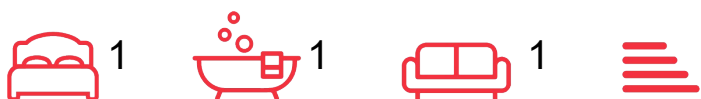




3 Cunard Square, Chelmsford

Guide Price £230,000



- City-centre living at its finest – cafés, restaurants, shops and entertainment all moments from your front door.
- London made easy – just a short walk to Chelmsford Station with direct links to Liverpool Street.
- Move straight in – immaculately presented throughout with nothing to do except unpack.
- Skip the gym membership – residents enjoy exclusive access to an on-site gym.
- Private balcony goals – perfect for morning coffees, sunset drinks and fresh-air escapes.
- Open-plan social space – designed for entertaining, relaxing and modern living.
- Allocated parking space – a valuable city-centre bonus you'll appreciate every day.
- Lift access to all floors – convenience and accessibility built in.
- Ideal for professionals, first-time buyers and investors alike – a home that suits every lifestyle.
- Approx. 990-year lease remaining – offering long-term security and peace of mind.



Guide Price £230,000 - £260,000

City-Centre Chic with a Balcony View, Gym Access & London on Your Doorstep

Looking for a stylish first home, a smart investment, or simply a place that puts everything within easy reach? This beautifully presented one-bedroom apartment delivers modern city living with a touch of luxury, all set within the vibrant heart of Chelmsford City Centre.

Positioned on the third floor of a contemporary development, this impressive apartment offers the perfect blend of convenience, comfort and lifestyle. Whether you're commuting into London, meeting friends for brunch, or enjoying an evening stroll through the city, everything you need is quite literally on your doorstep.

Residents are welcomed via a secure intercom entry system, with lift access to all floors and the added bonus of an on-site gym — meaning your morning workout could be closer than your morning coffee.

Step inside and you'll immediately appreciate the sense of space. A generous entrance hall provides access to all rooms and benefits from multiple storage cupboards, ensuring clutter-free living and a place for everything.

The spacious double bedroom is a calm and relaxing retreat, complete with fitted mirrored wardrobes that maximise both storage and style. The contemporary bathroom has been thoughtfully designed with a sleek white suite, featuring a rainfall-style shower over the bath — perfect for washing away the day after a busy commute.

The true showstopper, however, is the stunning open-plan living space. Designed for modern lifestyles, the lounge, dining area and kitchen flow effortlessly together, creating a bright and sociable hub of the home. Large sliding doors flood the room with natural light and open onto a private balcony — the ideal spot for your morning coffee, evening glass of wine, or the occasional Instagram-worthy sunset snap.

The stylish kitchen is fitted with sleek high-gloss cabinetry, quality worktops and integrated appliances, offering the perfect setting for everything from quick weekday meals to entertaining guests.

Adding further appeal, the property comes with a highly sought-after allocated parking space, while the exceptionally long lease of approximately 990 years provides valuable peace of mind for years to come.

Combining location, lifestyle and practicality in equal measure, this superb apartment offers the very best of city-centre living. From London commuters and first-time buyers to investors seeking a turnkey opportunity, this is a home that truly ticks every box.

Modern living. Prime location. Exceptional convenience. What's not to love?

Chelmsford is one of Essex's most desirable and dynamic cities, offering the perfect balance between vibrant city living and leafy countryside surroundings. Renowned for its excellent transport links, Chelmsford Railway Station provides direct services to London Liverpool Street in approximately 35 minutes, making it a firm favourite with commuters. The city centre boasts an impressive selection of high-street brands, independent boutiques, cafés, bars and restaurants, alongside popular shopping destinations including Bond Street and High Chelmer. Residents enjoy an abundance of leisure facilities, beautiful open spaces and riverside walks, with Central Park providing a picturesque escape from the bustle of city life. Families are drawn to the area for its highly regarded schools, while professionals and first-time buyers appreciate the combination of modern amenities, strong investment potential and excellent connectivity. With a thriving social scene, year-round events and easy access to both the Essex coastline and surrounding countryside, Chelmsford continues to be one of the county's most sought-after places to call home.



Colubrid.co.uk

THE SMALL PRINT:

Material Information:

Service Charge: £911.00 paid 6 monthly

Annual Ground Rent: £250.00

Length of Lease: 990

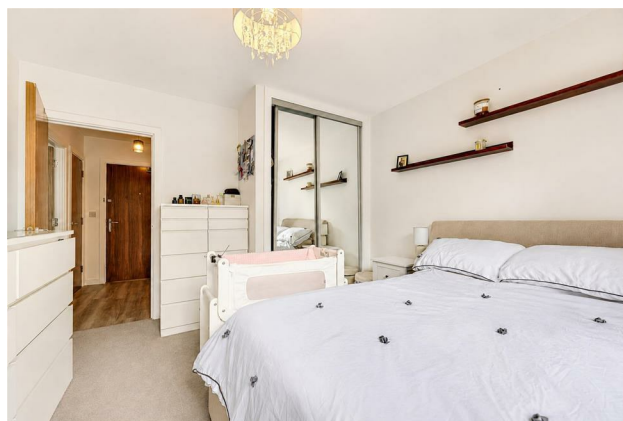
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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



Third Floor

