



**Wharf Road, Chelmsford CM2 6FS**

***welcome to***

## **Wharf Road, Chelmsford**

This modern first-floor apartment offers stunning canal views, two spacious double bedrooms, and a sleek en-suite. With allocated parking and a prime location close to Chelmsford city centre and mainline station, it's perfect for first-time buyers or investors.

### **Entrance Hall**

### **Lounge / Kitchen / Diner**

19' 1" x 12' 8" ( 5.82m x 3.86m )

### **Bedroom One**

10' 9" x 8' 8" ( 3.28m x 2.64m )

### **En Suite**

### **Bedroom Two**

13' 6" x 9' 4" ( 4.11m x 2.84m )

### **Bathroom**

### **Allocated Parking**

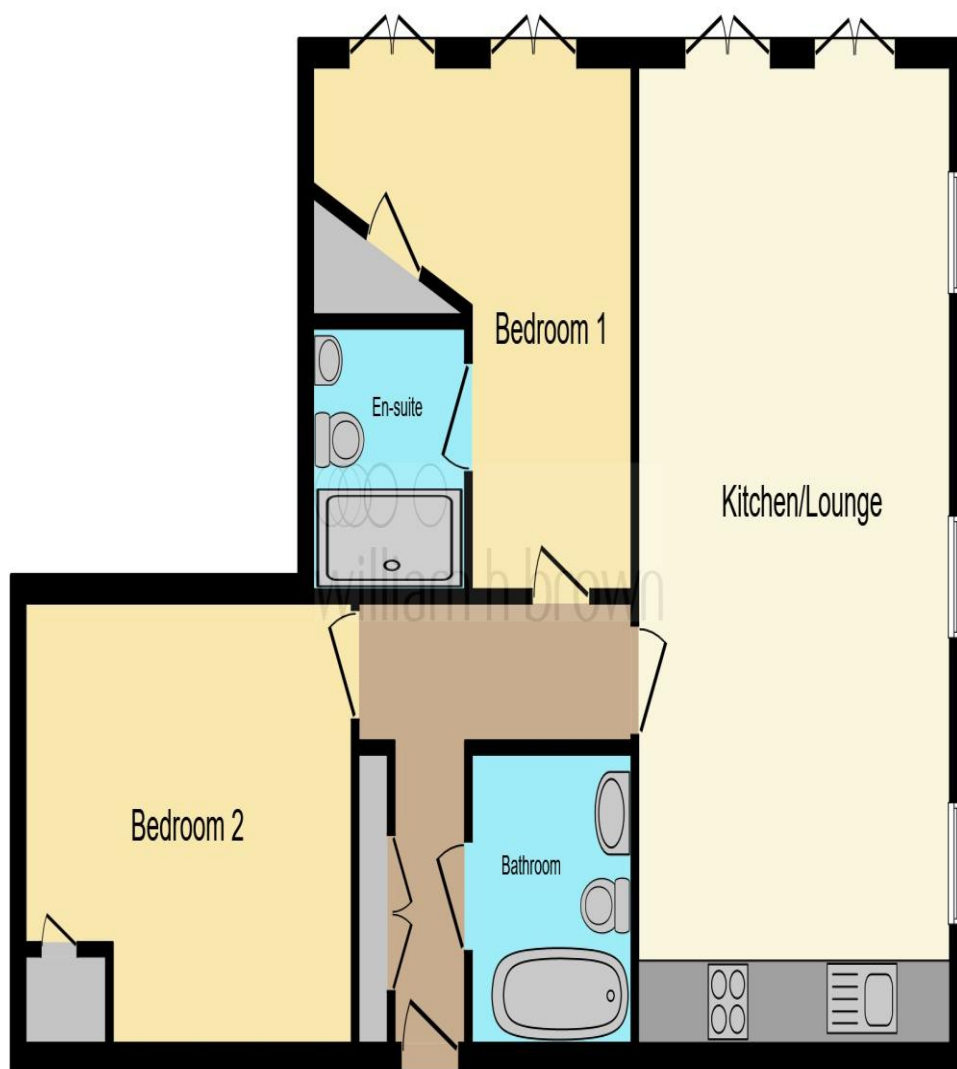
### **Agents Note:**

Lease: 125 years from 1 January 2015

Current Ground Rent: £380 pa (next review date Jan 2035)

Current Service Charge: £1200 pa





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Wharf Road,**  
**Chelmsford**

- Unique Waterside Apartment
- Two Double Bedrooms
- Allocated Parking
- First Floor
- Juliet Balconies with views over canal

Tenure: Leasehold EPC Rating: E  
Council Tax Band: D Service Charge: 1200.00  
Ground Rent: 380.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£325,000**



**view this property online** [williamhbrown.co.uk/Property/CHE115870](http://williamhbrown.co.uk/Property/CHE115870)



Property Ref:  
CHE115870 - 0007

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