



**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**

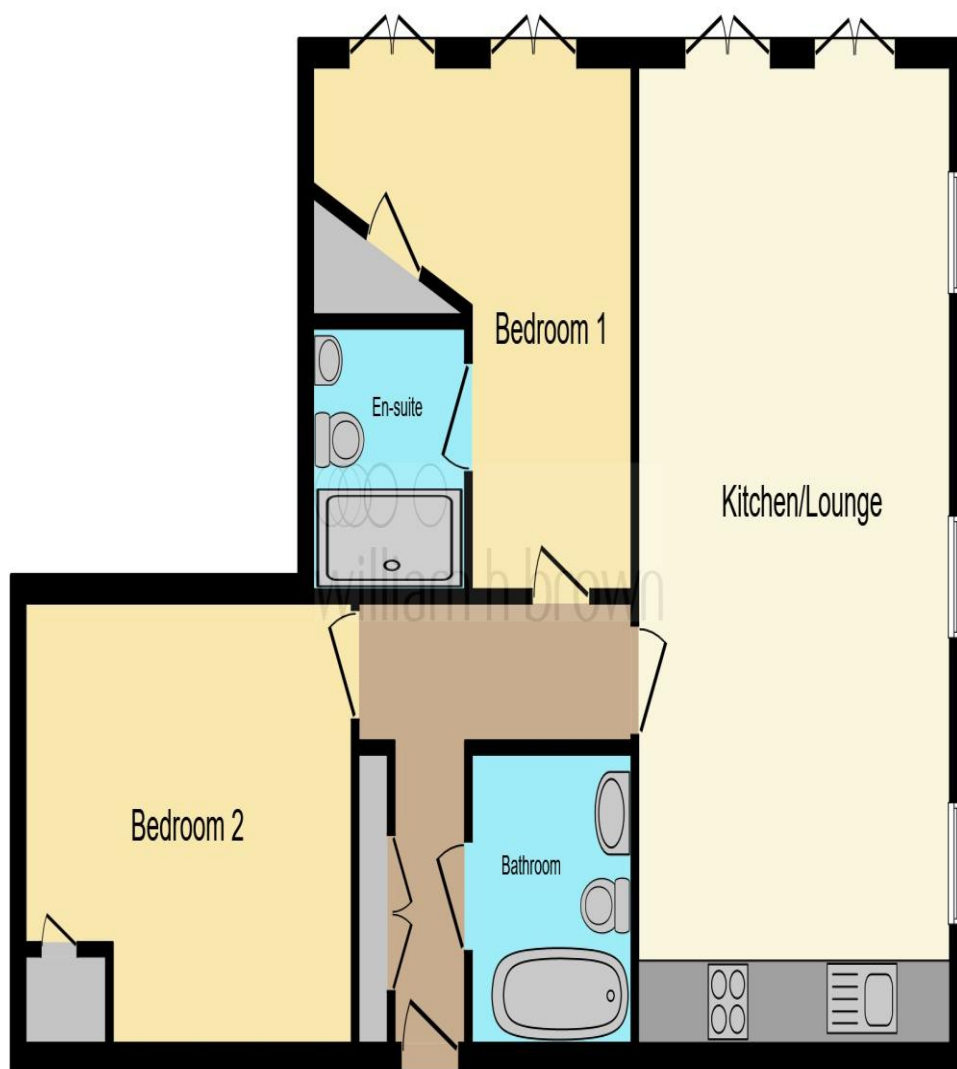
### **Agents Note:**

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.

offers in excess of  
**£350,000**



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



Property Ref:  
CHE115870 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01245 262266**



[Chelmsford@williamhbrown.co.uk](mailto:Chelmsford@williamhbrown.co.uk)



12 Duke Street, CHELMSFORD, Essex, CM1 1HL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**