



**Connells**

Coates Quay  
Chelmsford

# Coates Quay Chelmsford CM2 6HU

for sale offers in excess of  
**£240,000**



## Property Description

This beautifully maintained home is set within the highly desirable Coates Quay development, offering a perfect blend of modern comfort, waterside tranquillity, and superb access to Chelmsford's vibrant city centre. With its bright interior, practical layout, and peaceful setting, the property is ideal for professionals, couples, or anyone seeking a contemporary home close to excellent amenities and transport links.

Inside, the property feels welcoming and thoughtfully arranged, with a light-filled living area that opens onto views of the surrounding greenery and riverside pathways. The kitchen provides generous storage and workspace, while the bedrooms offer calm, well-proportioned spaces designed for rest and relaxation. A modern bathroom completes the interior, finished in a clean and neutral style. Outside, the development benefits from landscaped communal areas and direct access to scenic riverside walks.

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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)

To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
 CHELMSFORD CM1 1EH

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2640.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CHL309007](http://connells.co.uk/Property/CHL309007)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: CHL309007 - 0008