



## Victoria Road, Chelmsford

Offers Over £180,000



- Top floor maisonette — privacy & peace
- Own private garden (yes, really)
- High ceilings = light, airy feel
- Super modern, boutique-style bathroom
- Bright and generous lounge
- Properly sized kitchen with ample storage
- Additional storage throughout
- Approx. 0.4 miles to Chelmsford Station
- Near The Cathedral Primary School & Riverside Leisure Centr
- 149-year lease remaining & no onward chain



**Looking for something a little bit different? Something with character, space and that “this feels right” energy? This one-bedroom top floor maisonette might just be the one you screenshot and send to everyone you know.**

First things first — it’s top floor, which means no upstairs footsteps and plenty of peace. Add in high ceilings and suddenly it doesn’t feel like a one-bed... it feels like a statement.

The lounge is bright, airy and ready for cosy nights in or “I’ll just pop round” turning into a three-hour catch-up. The kitchen? Properly sized. Not “one person at a time please” sized. There’s real worktop space here — actual cooking might happen.

Now let’s talk about the bathroom... super modern, sleek, fresh and finished to a standard that feels boutique-hotel ready. It’s the kind of space that makes mornings feel organised and evenings feel calm.

And then the mic drop moment... your own private garden. For a maisonette. In this location. Rare doesn’t even cover it. Summer BBQs? Morning coffees? A little firepit moment? Yes please.

Location wise — you’re around 0.4 miles from Chelmsford Station, meaning London is comfortably commutable. You’re also close to The Cathedral Primary School and the ever-popular Riverside Leisure Centre — whether that’s school runs, gym sessions or weekend swims, it’s all on your doorstep.

With 149 years remaining on the lease and offered with no onward chain, this is smooth-moving, low-stress buying at its finest.

Top floor. Private garden. Long lease. Prime spot.  
It just makes sense.



**Colubrid.co.uk**

#### THE SMALL PRINT:

Council Tax Band: A

Local Authority: Chelmsford

Approximate Annual Service Charge: £1,700 including Building Insurance

Annual Ground Rent: N/A

Length of Lease: 149 years remaining

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. £80 + 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.





