



## Shimbrooks, Great Leighs

Guide Price £210,000



- Top-floor position with added privacy and natural light
- Two spacious double bedrooms
- Stylish open-plan lounge/kitchen/dining area
- Juliette balcony bringing the outside in
- Perfect layout for entertaining and social living
- Allocated parking space included
- Popular and welcoming village location
- Excellent access to Chelmsford City
- Convenient road links via A120 and M11
- Ideal first home, investment or downsizer option



## **GUIDE PRICE £210,000-£235,000**

**Top-floor two-bedroom apartment in popular Great Leighs featuring open-plan living, Juliette balcony and allocated parking, perfectly positioned for Chelmsford City and excellent A120/M11 commuter connections. Stylish village living awaits.**

Welcome to Shimbrooks in Great Leighs, where village tranquillity meets modern, top-floor living. If homes had Instagram feeds, this one would be full of golden-hour balcony shots, coffee-and-croissant mornings, and the occasional “just moved in” humblebrag.

Perched proudly on the top floor, this beautifully presented two-bedroom apartment is all about space, light and effortless style. Step inside and you’ll find two generous double bedrooms—perfect for restful nights, productive work-from-home days, or that walk-in wardrobe you’ve always said you “definitely need”.

The heart of the home is the open-plan lounge/kitchen/dining room, a social space designed for modern living. Whether you’re hosting friends for a dinner party, cooking up a Sunday brunch masterpiece, or binge-watching your latest streaming obsession, everything flows beautifully together.

And then there’s the Juliette balcony. Open the doors, let the fresh village air drift in, and enjoy that satisfying moment where the room fills with light and life. It’s the perfect backdrop for morning coffees, evening wind-downs and the occasional “look how lovely my flat is” story post.

Practicality is covered too with allocated parking, meaning no late-night parking roulette. The location couldn’t be more convenient either, offering easy access to Chelmsford City for shopping, dining and nightlife, plus excellent road links via the A120 and M11 for commuters and weekend explorers alike.

Set within the ever-popular village of Great Leighs, you get the best of both worlds: countryside charm with city connections. Think village pubs, community feel, and the sense you’ve escaped the chaos without actually giving up convenience.

In short, this is the kind of place that makes people say: “Wait... you live there? That’s gorgeous.”



**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/100-shimbrooks-chelmsford-cm3-1sh/5071173>

Service Charge: £1,800 per annum  
Ground Rent: £250.00 paid 6 monthly  
Length of Lease: 88 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.

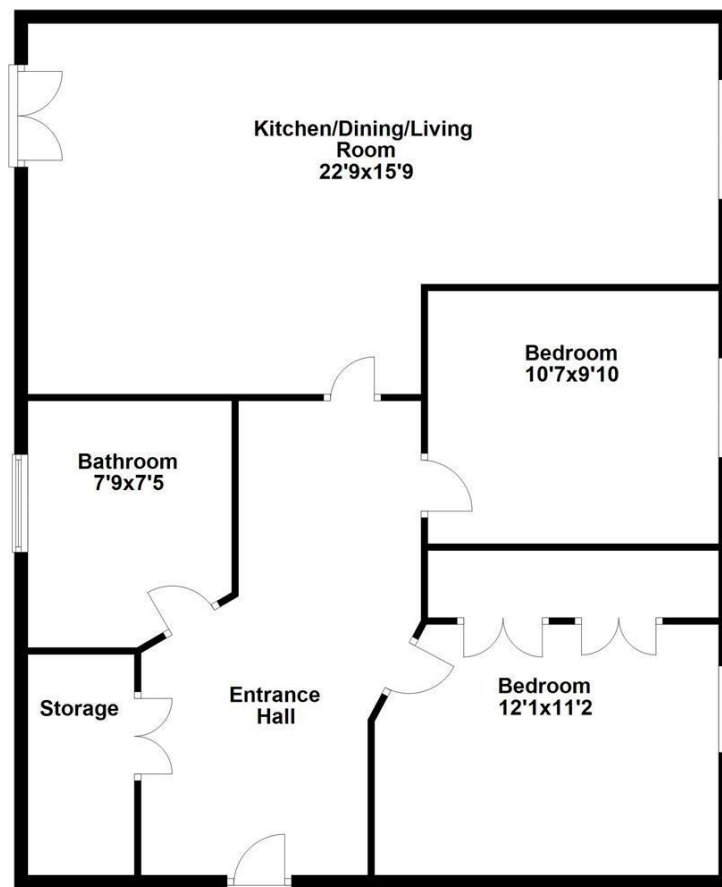
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £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.



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