



# DORSET HOUSE

CHELMSFORD CITY CENTRE  
**57 LUXURY**  
1 & 2 BED APARTMENTS





## DISCOVER ULTIMATE MODERN LIVING.

**A STUNNING DEVELOPMENT OF 57  
LUXURY APARTMENTS LOCATED IN  
CHELMSFORD'S BUSTLING CITY CENTRE.**

Designed with meticulous attention to detail, these apartments provide elegant design and high specification throughout.

With an enviable central location and contemporary open-plan design, you'll enjoy generous proportions and high-quality finishes, providing you with the perfect space to call home.

Experience the pinnacle of modern luxury living at Dorset and Victoria House, where you can enjoy the perfect balance of comfort, style, and convenience in the heart of the City.



## FINISHED TO AN EXCEPTIONAL STANDARD

The internal design has been meticulously crafted to meet the needs of contemporary lifestyles - with a focus on luxury fixtures, sleek interiors, and cohesive designs.

All apartments boast spacious open plan layouts that maximize space and light, providing an ideal environment for relaxation, entertainment, or everyday living.

Featuring superior quality finishes with fully integrated modern kitchens, Smeg appliances, quality wood flooring, and video entry systems, Dorset and Victoria House offers an exceptional living experience suited for modern-day living.

## SPECIFICATIONS

### General

- Open plan living area
- Sleek electric panel heating
- Smooth plastered high ceilings
- Quality wood scratch resistant flooring throughout
- USB sockets in master bedroom and kitchen
- Hik Vision door entry intercom system
- Advantage 10 year structural warranty
- Private gardens and balconies to selected plots

### Kitchen

- Dust Grey Lucente High gloss handleless kitchen cabinets
- Quartz Carrara stone worktops with 100mm splash back
- Integrated Smeg appliances including: washer/dryer, fridge/freezer, oven, hob and extraction hood
- Stainless steel sinks and taps
- LED light strip under the top units

### Bathroom

- Fully tiled floor and walls
- Quality white bathroom suites
- Luxurious large square shower head
- Large mirror with LED strip lighting around
- Stainless steel sinks and taps
- Heated towel radiator

### Other

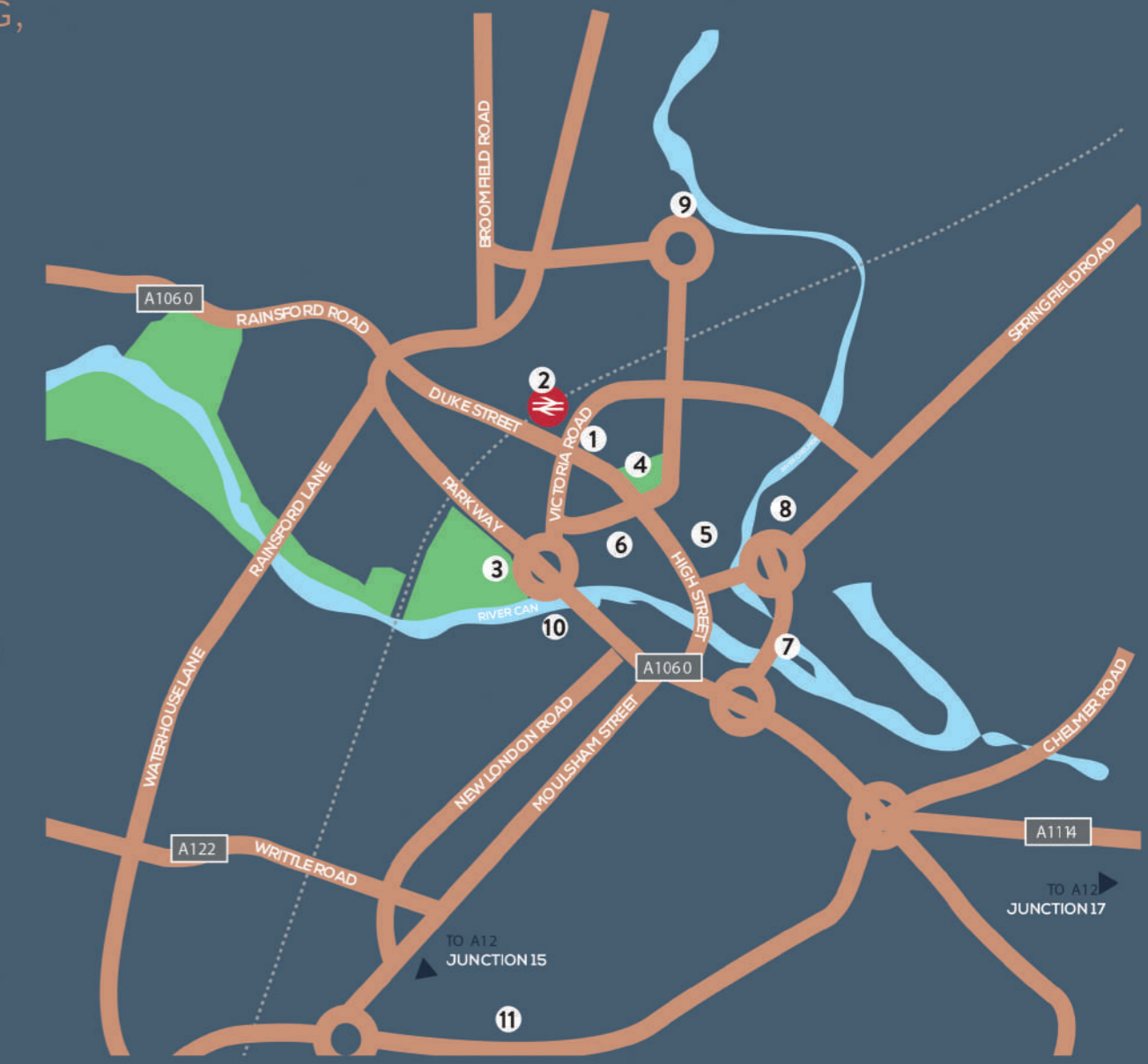
- Secure indoor Cycle Storage
- Parking available to purchase
- Beautifully landscaped grounds





**DORSET & VICTORIA**  
HOUSE

A FANTASTIC CENTRAL LOCATION,  
BOASTING AN EXCEPTIONAL ARRAY OF  
LOCAL AMENITIES IN CLOSE PROXIMITY,  
INCLUDING SHOPPING, DINING,  
ENTERTAINMENT, PARKS AND  
TRANSPORT LINKS.



- 1 VICTORIA AND DORSET HOUSE
- 2 CHELMSFORD RAILWAY STATION
- 3 CENTRAL PARK
- 4 CHELMSFORD CATHEDRAL
- 5 BOND STREET & HIGH STREET SHOPPING STREETS
- 6 HIGH CHELMER SHOPPING CENTRE
- 7 THE MEADOWS SHOPPING CENTRE
- 8 TESCO SUPERSTORE  
(THERE ARE MANY LOCAL GROCERIES INCLUDING TESCO, M&S AND CO-OP)
- 9 ARU UNIVERSITY
- 10 ESSEX COUNTY CRICKET CLUB
- 11 CHELMSFORD MUSEUM

**LOCATION**

# A FANTASTIC CITY.

With its prime location connecting it to the capital while also offering a vibrant food scene, bustling shopping hub, and diverse nightlife that includes sleek bars, live music, and jam-packed theatre programmes, Chelmsford is more than just a London commuter town!

Located amidst the picturesque Essex countryside and along the River Can, it serves as the perfect starting point for exploring the beauty of the English outdoors while still enjoying the convenience of having restaurants and entertainment right at your doorstep. Regardless of the time of year, there is always something to enjoy for you, your family, and your friends in this historic city.

Dorset and Victoria House's prime location at the entrance to the city centre, adjacent to the mainline railway station, provides excellent transportation links and easy access to key amenities. With its exceptional transport links, green spaces, and urban regeneration, living in Dorset and Victoria House in the heart of Chelmsford offers a unique opportunity to experience the best of both worlds.

HIGH STREET & BOND STREET SHOPPING AREA'S

6 MINUTE WALK



CHELMSFORD RAILWAY STATION

3 MINUTE WALK



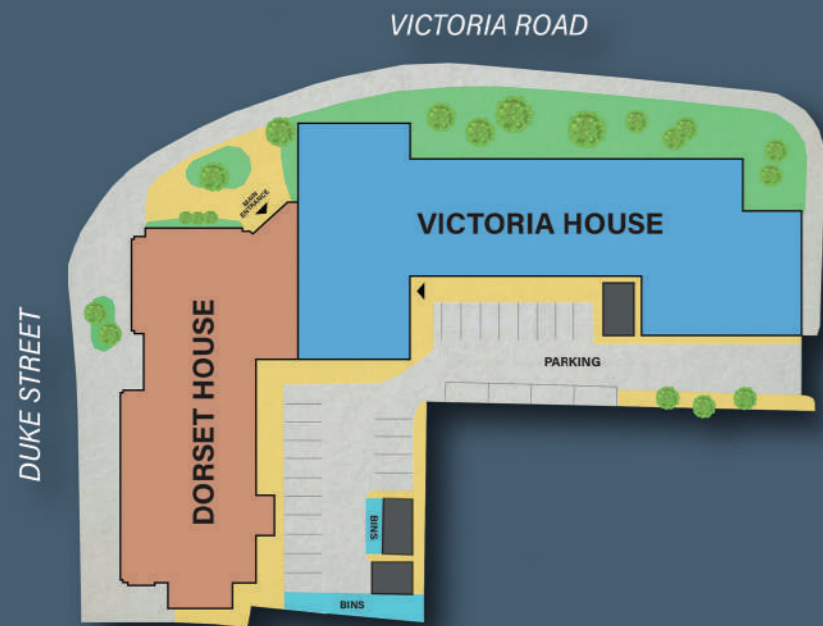


LOCATION

# WELL CONNECTED.

Chelmsford City is one of the principal commercial centres in Essex, located approximately 30 miles east of London. Its location makes it an ideal place to live for those who want to be close to the capital while enjoying a more relaxed and peaceful lifestyle.

The city is served by the Chelmsford mainline railway station, providing regular and direct service to London Liverpool Street with a fastest journey time of approximately 27 minutes. The M25 motorway can be accessed via the A12, which is just 11 miles away, making it easy to reach City airport and London Stansted airport.



37  MINS  
TO  
LONDON  
LIVERPOOL  
STREET

30  MINS  
FROM  
STANSTEAD  
AIRPORT



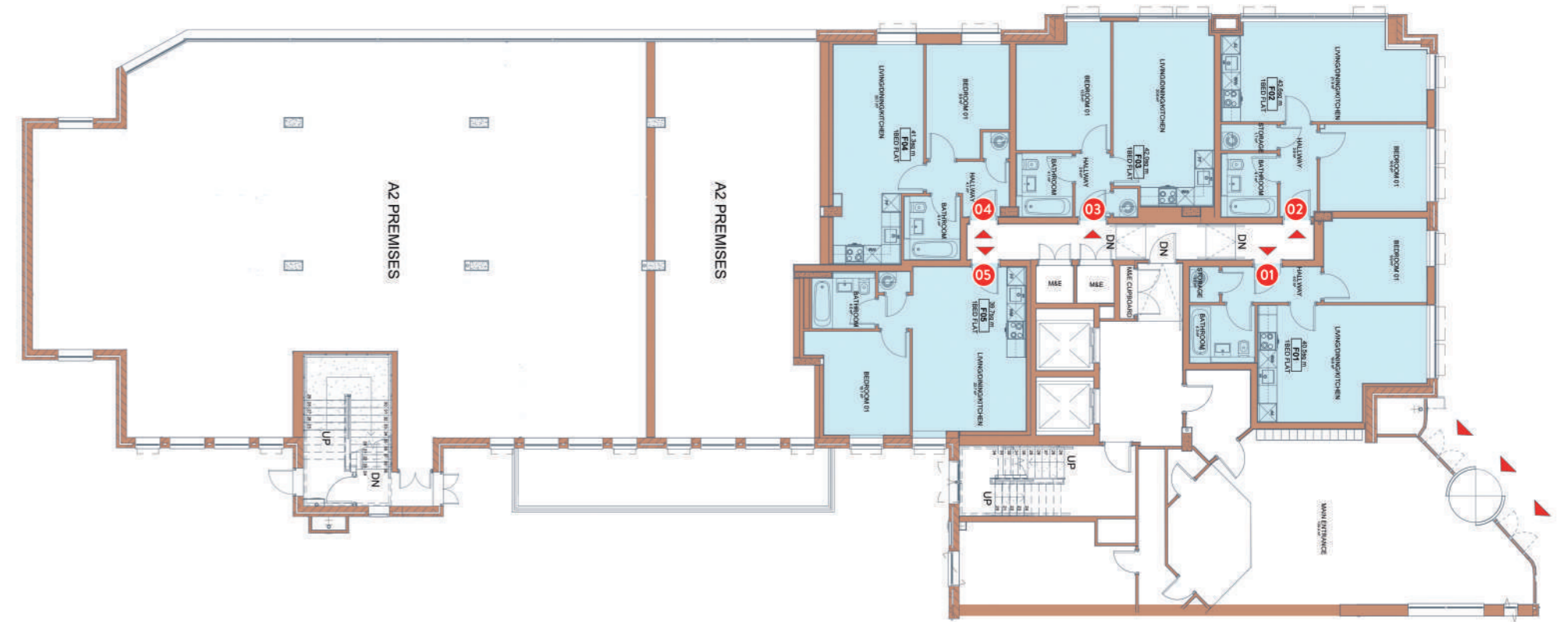
# DORSET HOUSE LOWER GROUND FLOOR

- 1 BEDROOM
- 1 BEDROOM + STUDY



# DORSET HOUSE GROUND FLOOR

- 1 BEDROOM



# DORSET HOUSE FIRST FLOOR

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + EN-SUITE

APARTMENT	TYPE	SIZE (SQ FT)
6	2 Bedroom + En-Suite	734
7	1 Bedroom	471
8	2 Bedroom	564
9	1 Bedroom	428
10	1 Bedroom	442
11	1 Bedroom	532
12	1 Bedroom	506
13	1 Bedroom	519
14	1 Bedroom	506
15	2 Bedroom + En-Suite	652
16	1 Bedroom	471
17	1 Bedroom	476
18	1 Bedroom	423



# DORSET HOUSE SECOND FLOOR

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + EN-SUITE

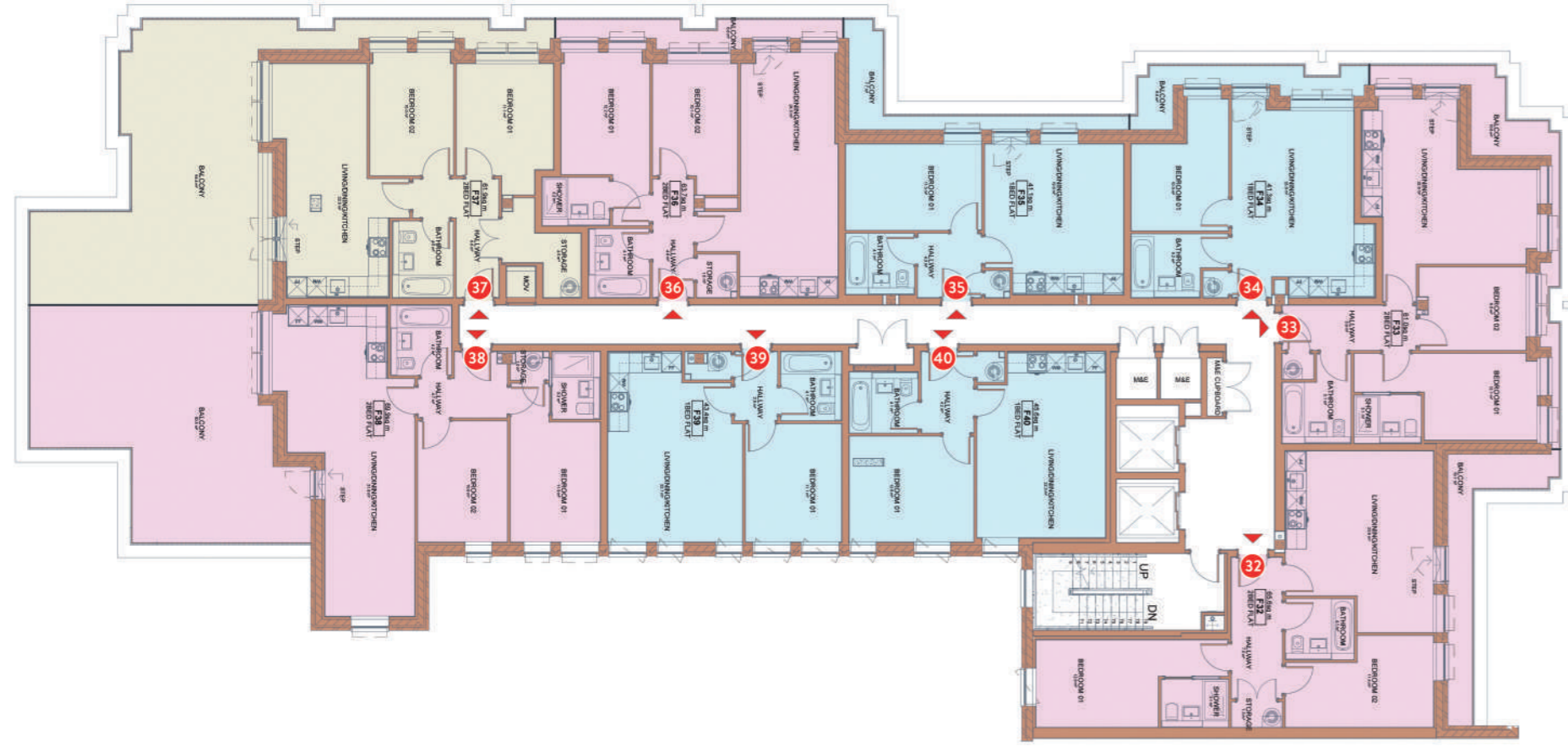
APARTMENT	TYPE	SIZE (SQ FT)
19	2 Bedroom + En-Suite	736
20	1 Bedroom	471
21	2 Bedroom	564
22	1 Bedroom	428
23	1 Bedroom	442
24	1 Bedroom	530
25	1 Bedroom	503
26	1 Bedroom	520
27	1 Bedroom	504
28	2 Bedroom + En-Suite	654
29	1 Bedroom	473
30	1 Bedroom	475
31	1 Bedroom	423



# DORSET HOUSE THIRD FLOOR

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + EN-SUITE

APARTMENT	TYPE	SIZE (SQ FT)
32	2 Bedroom + En-Suite + Balcony	706
33	2 Bedroom + En-Suite + Balcony	657
34	1 Bedroom + Balcony	445
35	1 Bedroom + Balcony	442
36	2 Bedroom + En-Suite + Balcony	686
37	2 Bedroom + Balcony	666
38	2 Bedroom + En-Suite + Balcony	752
39	1 Bedroom	467
40	1 Bedroom	491



# DORSET HOUSE FOURTH FLOOR

- 1 BEDROOM
- 2 BEDROOM + EN-SUITE

APARTMENT	TYPE	SIZE (SQ FT)
41	2 Bedroom + En-Suite	692
42	1 Bedroom	428
43	1 Bedroom	497
44	1 Bedroom	468
45	1 Bedroom + Balcony	452
46	2 Bedroom + En-Suite + Balcony	630
47	2 Bedroom + En-Suite	743
48	1 Bedroom	475
49	1 Bedroom	508



# DORSET HOUSE FIFTH FLOOR

- 2 BEDROOM + EN-SUITE
- 2 BEDROOM + EN-SUITE + STUDY

APARTMENT	TYPE	SIZE (SQ FT)
50	2 Bedroom + En-Suite	714
51	2 Bedroom + En-Suite + <b>Balcony</b>	662
52	2 Bedroom + En-Suite + <b>Balcony</b>	665
53	2 Bedroom + En-Suite + Study + <b>Balcony</b>	876
54	2 Bedroom + En-Suite	725



## EXAMPLE ONE BEDROOM APARTMENT



TOTAL GROSS AREA	48.2 SQM - 519 SQFT
BEDROOM	13.6 SQM - 146 SQFT
KITCHEN/LIVING AREA	21.7 SQM - 234 SQFT
BATHROOM	4.1 SQM - 44 SQFT

## EXAMPLE TWO BEDROOM APARTMENT



TOTAL GROSS AREA	62.8 SQM - 676 SQFT
BEDROOM 1	13.1 SQM - 141 SQFT
BEDROOM 2	13.4 SQM - 144 SQFT
KITCHEN/LIVING AREA	22.1 SQM - 238 SQFT
BATHROOM	4.1 SQM - 44 SQFT

## EXAMPLE TWO BEDROOM + EN-SUITE




TOTAL GROSS AREA	67.4 SQM - 725 SQFT
BEDROOM 1	15.6 SQM - 168 SQFT
BEDROOM 2	10 SQM - 108 SQFT
KITCHEN/LIVING AREA	24.3 SQM - 262 SQFT
BATHROOM 1	4.1 SQM - 44 SQFT
BATHROOM EN-SUITE	3.2 SQM - 34 SQFT

## EXAMPLE TWO BEDROOM + EN-SUITE + STUDY + BALCONY



TOTAL GROSS INTERNAL AREA	81.4 SQM - 876 SQFT
BEDROOM 1	13.6 SQM - 146 SQFT
BEDROOM 2	13.3 SQM - 143 SQFT
STUDY	6 SQM - 65 SQFT
KITCHEN/LIVING AREA	33.8 SQM - 364 SQFT
BATHROOM 1	4.1 SQM - 44 SQFT
BATHROOM EN-SUITE	3.1 SQM - 33 SQFT
BALCONY	94.1 SQM - 1013 SQFT



ABOUT THE DEVELOPER.

Dorset and Victoria House Limited is part of the development group DNA UK Properties Limited. With an extensive record of completing premium projects throughout the UK, we add Dorset and Victoria House to our growing list of successful developments, which have all completed on time and are fully occupied by content buyers. Key ingredients to our successful track record are our vast development experience, impressive team of professionals and personnel, and our general can-do attitude.

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