

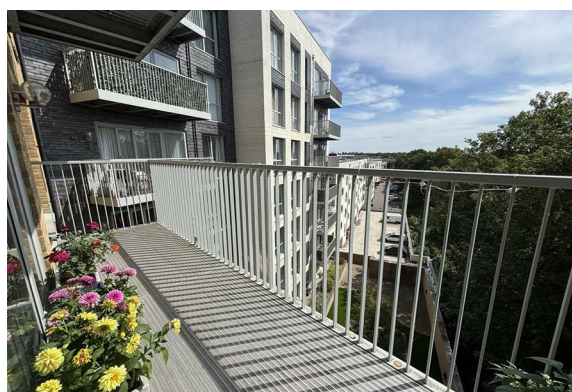
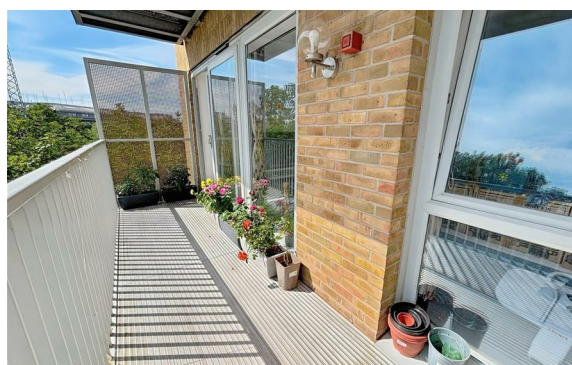


3 Cunard Square, Chelmsford

Guide Price £325,000



- Well presented two bedroom, 5th floor apartment
- 991 year lease remaining
- Concierge service, lift service and Gym
- Offered for sale with no onward chain
- Secure intercom entry into building
- Entrance hall, two bedrooms, en-suite to main bedroom plus family bathroom
- Open plan lounge/diner/kitchen with access to huge balcony
- Accessible to railway station, City Centre, bars/restaurants, Cinema and Riverside Leisure Centre
- Ideal first time purchase or investment opportunity



GUIDE PRICE £300,000 - £350,000

Positioned in the heart of Chelmsford, this splendid fifth-floor flat at 3 Cunard Square offers a modern and comfortable living experience. With a generous 991-year lease remaining, this well-presented apartment is perfect for those seeking a stylish home without the hassle of an onward chain.

Upon entering, you are greeted by a secure intercom entry system, ensuring peace of mind. The entrance hall leads you into a spacious open-plan lounge, dining, and kitchen area, which is bathed in natural light and provides a seamless flow for entertaining. This delightful space also grants access to a substantial balcony, ideal for enjoying the fresh air and views of the surrounding area.

The flat boasts two well-sized bedrooms, with the main bedroom featuring an en-suite for added convenience. A family bathroom serves the second bedroom and guests, ensuring ample facilities for all.

Residents of this property benefit from a concierge service, lift access, and a gym, enhancing the overall living experience. The location is superb, with easy access to the railway station, city centre, and a variety of bars, restaurants, a cinema, and the Riverside Leisure Centre, making it an ideal choice for those who appreciate urban living.

This flat combines modern amenities with a prime location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this charming flat your new home.

Enter the building via secure intercom entry. Communal area, Concierge and lift service available.

Entrance hall gives access to all rooms. Large storage cupboard.

Main bedroom 12'7 x 11'1 double glazed window. Built in mirror fronted sliding door wardrobe.

En-suite comprises larger than average shower, wash hand basin and WC. Part tiling to walls. Tiled flooring.

Heated towel rail.

Bedroom two 12'9 x 9'2 double glazed windows.

Family three piece bathroom comprises white panel bath fitted with shower/mixer tap and "Rainfall" style shower. Wash hand basin and WC. Part tiling to walls. Tiled flooring. Heated towel rail.

The heart of the home is the large open plan lounge/diner/kitchen 25'0 x 13'3 with access to spacious personal balcony. Dual aspect double glazed windows. Colour washed wooden style flooring.

Kitchen offers high gloss wall and base mounted units with matching pan size storage drawers. Work surfaces housing sink drainer. Hob, oven and extractor hood to remain. Continuation of flooring. Spot lighting.



THE SMALL PRINT:

Length of Lease: 991 years remaining
Ground Rent: £250.00 paid 6 monthly
Annual Service Charge: £968.00
Freeholder: tbc
Council Tax Band: D
Local Authority: Chelmsford

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.



Floor Plan

