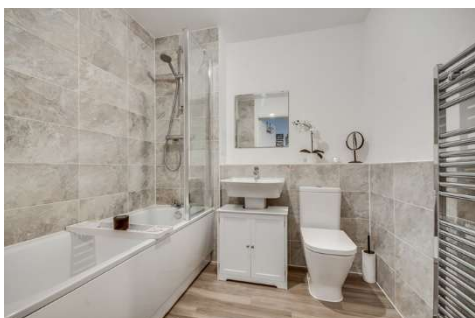


APARTMENTS

by HOME PARTNERSHIP



Chelmsford
Offers Over £315,000
2-bed second floor apartment

Wharf Road

This two double-bedroom, two bathroom apartment is perfectly positioned just moments from the city centre, it combines the convenience of urban living with the tranquillity of picturesque riverside walks right on your doorstep.

The beautifully designed open-plan living and kitchen space forms the heart of the home, finished to an impeccable standard. Doors open seamlessly onto a private balcony, creating the perfect setting for both entertaining and unwinding. Both bedrooms are generously proportioned doubles, with the principal suite enjoying an en-suite shower room, while the second bathroom is equally stylish and finished to an exceptional specification. Further features include allocated parking, a garage, a visitor permit, EV charging bays, gas central heating and a secure entry system.

Wharf Road enjoys one of Chelmsford's most sought-after waterside settings, just a short walk from the vibrant city centre and mainline station, where fast and frequent services reach London Stratford in approximately 24 minutes and London Liverpool Street in around 31 minutes. An outstanding collection of independent cafés, acclaimed restaurants, boutique shopping and leisure facilities are all within easy reach, while the beautifully landscaped river walks provide a peaceful escape from city life. Combining a premium location with exceptional accommodation, this is a home that offers an enviable lifestyle in every sense.

Chelmsford
11 Duke Street
Essex CM1 1HL

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

thehomepartnership.co.uk



TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING BALCONY)
72 SQ M 773 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

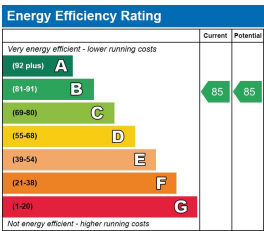
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APARTMENTS

Features

- Two spacious double bedrooms
- Long lease remaining
- Bright open-plan living/kitchen area
- Balcony off the living room
- Allocated parking and garage plus visitor permit
- Short walk to the city centre, shops & amenities
- Excellent transport connections
- Scenic riverside walks on your doorstep
- Secure entry phone system

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 125 year lease commencing 01/01/2021. There are 119 years remaining

Service Charge: For the period of 01/01/26 - 31/12/26 The service charge is £1,433. The service charge is reviewed annually.

Ground Rent: Peppercorn

Council Tax: Band D is the council tax band for this property with an annual amount of £2,167.83.

The Nitty Gritty (Fast & Furious Edition)

Around here, we've built a crew worthy of family. Over the years, we've found the fastest, most reliable professionals in the business. If we recommend someone, it's because we trust they'll get you across the finish line with minimum pit stops.

Every now and then (and definitely not every race), a few of our recommended partners may pay us a referral fee of up to £200. Think of it as a pit crew bonus—it doesn't cost you anything extra, and you're under absolutely no obligation to use anyone we recommend. The choice is always in the driver's seat.

When your offer on one of our properties crosses the finish line and you proceed with the purchase, there's one final checkpoint: an administration fee of £36 (including VAT) per person for our mandatory Anti-Money Laundering identity checks. This fee is non-refundable and helps keep the race clean and compliant.

