

**oakheart**



£400,000

Offers In Excess Of  
Wharf Road, Chelmsford

Welcome to this stunning apartment built in 2022 and located on Wharf Road in the heart of Chelmsford. Spanning an impressive 942 square feet, this property offers a modern and stylish living experience that is perfect for those seeking trendy city centre living.

As you enter, you are greeted by a spacious reception room that seamlessly flows into an open plan living area, ideal for both relaxation and entertaining. The contemporary design is

complemented by a turn-key finish throughout, ensuring that you can move in with ease and enjoy your new home from day one.

This flat boasts three well-proportioned bedrooms, providing ample space for families or those who desire a home office. With two modern bathrooms, convenience and comfort are at the forefront of this property's appeal.

Being a rare three-bedroom option in the market, this apartment will really call out to those who need a comfortable space to work from home but also offer absolute convenience should you need to travel by car, with the A12 readily accessible or the train with the station just a brisk stroll away.

Do not miss the chance to own this exceptional property that perfectly encapsulates modern living in a sought-after area.

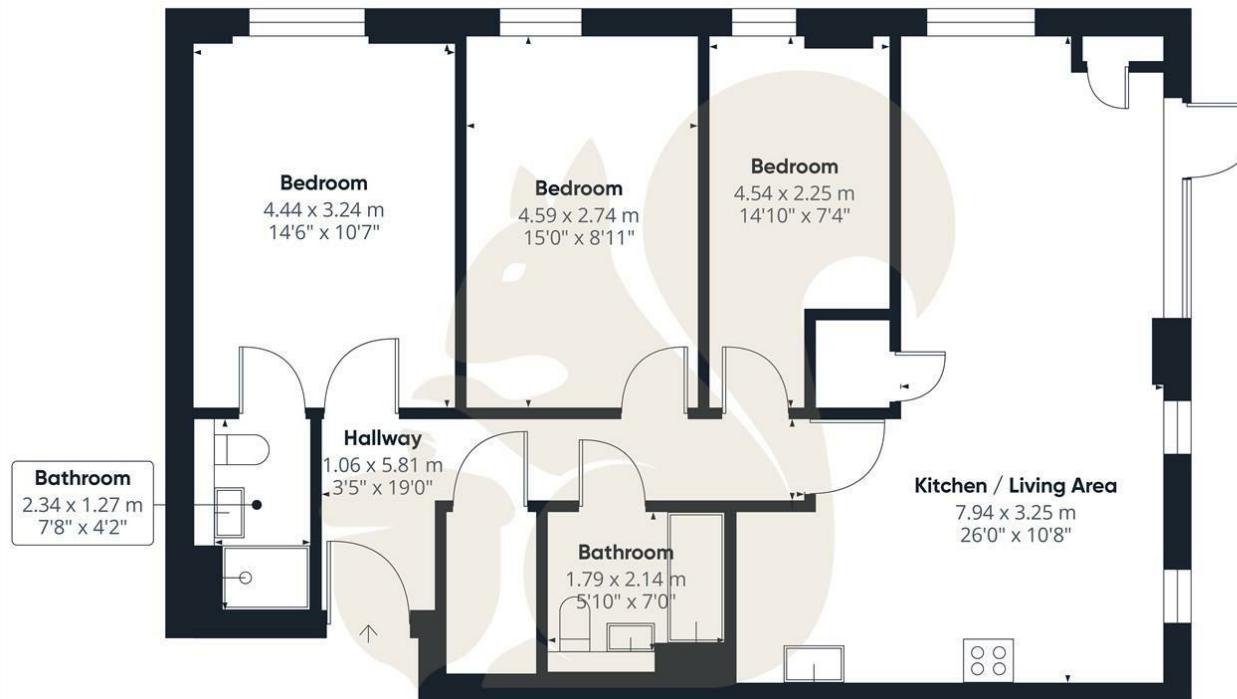








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**Bedroom**  
4.44 x 3.24 m  
14'6" x 10'7"

**Bedroom**  
4.59 x 2.74 m  
15'0" x 8'11"

**Bedroom**  
4.54 x 2.25 m  
14'10" x 7'4"

**Bathroom**  
2.34 x 1.27 m  
7'8" x 4'2"

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Approximate total area<sup>(1)</sup>

87.5 m<sup>2</sup>  
942 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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