

**oakheart**

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**£325,000**

Guide Price

Victoria Road, Chelmsford



Guide Price £325,000 - £350,000

This beautifully presented two-bedroom apartment offers the perfect blend of modern city living and comfortable luxury, just a short walk from Chelmsford train station—ideal for professionals, sharers, or small families seeking exceptional convenience and fast connections to London Liverpool Street.

As you step through the welcoming entrance hall, you are immediately struck by the apartment's sense of space and light, enhanced by high-quality finishes throughout. The expansive main living area provides a flexible and inviting environment for both relaxing and entertaining. Flooded with natural light

from floor-to-ceiling windows, the living room opens directly onto a private balcony—a tranquil space to enjoy your morning coffee, dine alfresco with friends, or unwind after a busy day.

An open-plan, contemporary kitchen adjoins the living area, fully fitted with integrated appliances, sleek cabinetry, and generous worktop space. Whether you're cooking for family or just yourself, this practical and stylish kitchen caters for every need in effortless style.

The main bedroom is a spacious haven with built-in wardrobes ensuring plenty of storage while preserving a sleek, clutter-free ambience. For added

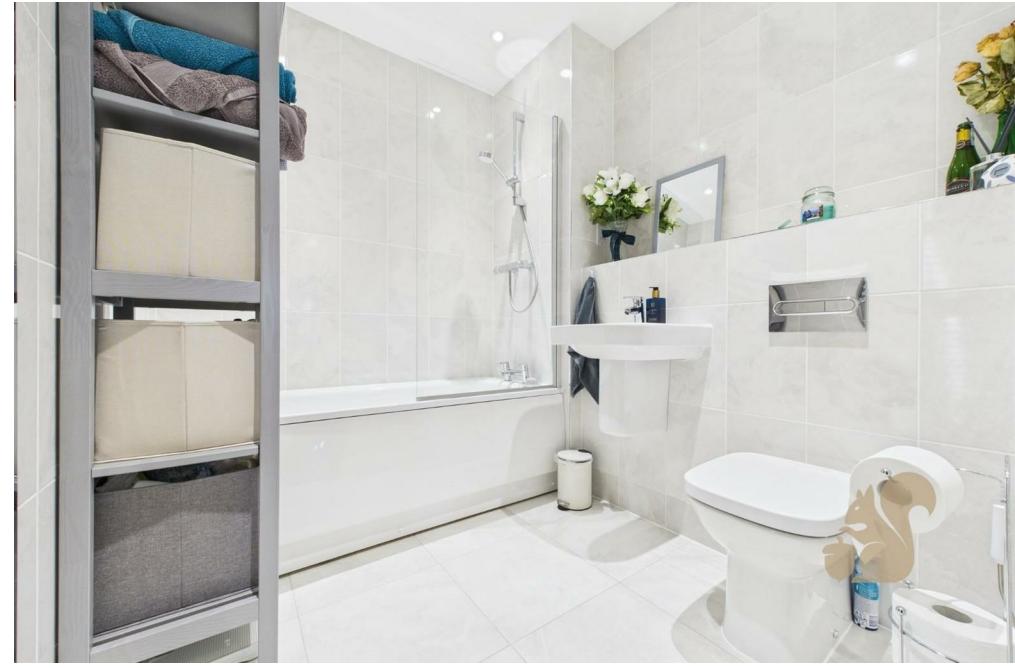
luxury, the main bedroom benefits from a well-appointed ensuite shower room featuring modern fittings and an elegant design—a true private sanctuary.

The second double bedroom is also generously sized, ideal for guests, a home office, or family, and is positioned alongside the main bathroom, which is fully tiled and includes a full-size bath with overhead shower, combining practicality, comfort, and contemporary style.

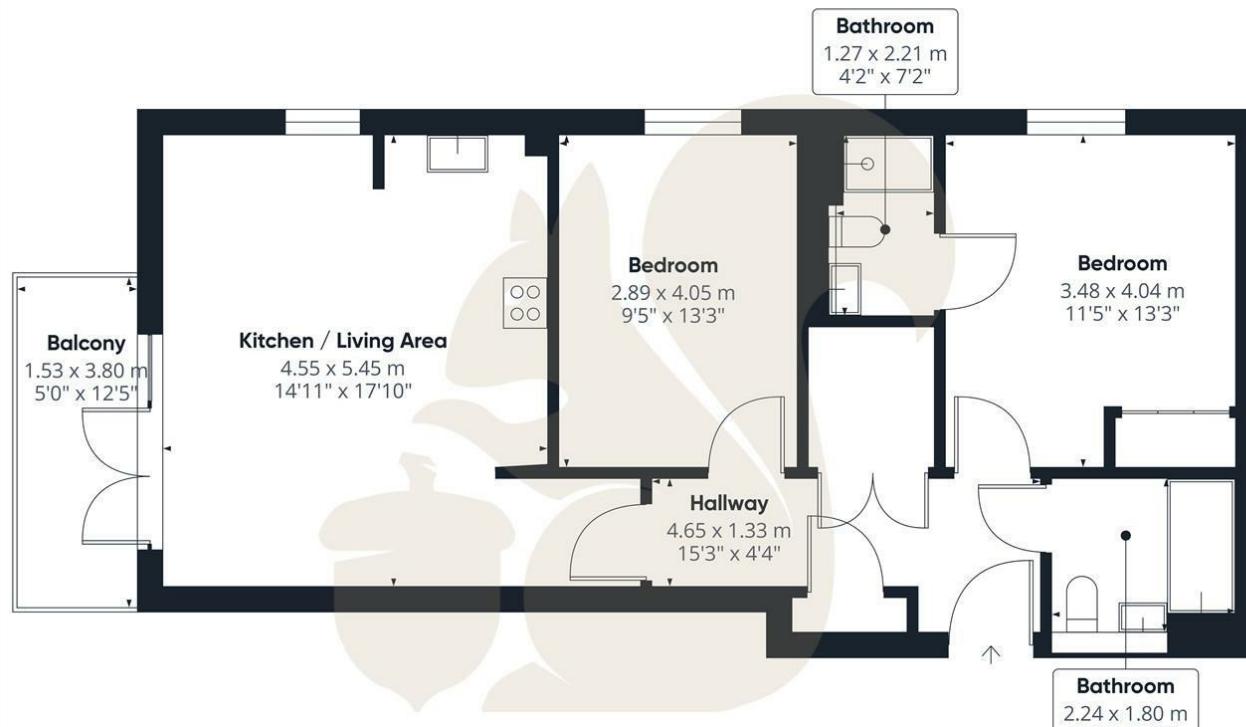
Externally there is also an allocated parking space











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

70.2 m<sup>2</sup>  
756 ft<sup>2</sup>

Balconies and terraces  
5.7 m<sup>2</sup>  
61 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

Local Authority:  
Chelmsford

Tenure:  
Leasehold

Council Tax Band:  
D

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.