

oakheart



£290,000

Asking Price

Watson Heights, Chelmsford



Guide Price £295,000 - £315,000

Offered with no onward chain. Step inside to find two spacious double bedrooms, including a master with its own en suite shower room—adding a touch of luxury to everyday living. The home also features a modern family bathroom and a thoughtfully designed entrance hall with ample storage, ensuring effortless organisation.

At the heart of the property, a bright, open-plan living area on the third floor enjoys a dual aspect, with east and south-facing windows—flooding the space with natural light throughout the day. The sleek kitchen is equipped with

integrated appliances, a dishwasher, and generous counter space, ideal for home chefs and entertaining. The dining area is bathed in sunlight from floor-to-ceiling windows, while the living space flows seamlessly onto a private balcony—perfect for relaxing or enjoying al fresco moments.

A secure parking space completes this outstanding offering.

Located close to Chelmsford's vibrant city centre, you'll enjoy easy access to lively nightlife, an array of restaurants—from cosy local spots to international favourites—and abundant shopping, including pedestrian-friendly streets, bustling malls, and the famous Bond Street with its flagship John Lewis store.

For leisure, the Riverside Ice Rink and leisure centre are nearby, and scenic walks along the River Chelmer lead to green fields and the unique houseboat community at Sandford Mill.

With Chelmsford's mainline station just moments away (London Liverpool Street in just 28 minutes), and major road links like the A12 and A414 providing swift access to the M25 and M11, this home is perfectly placed for city and country living alike.







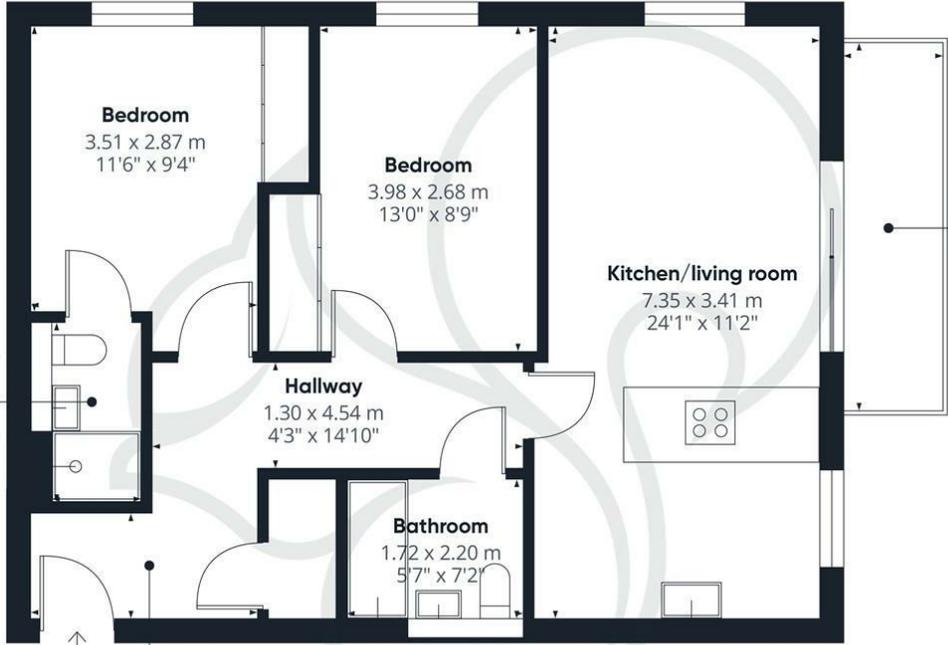


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Local Authority:  
Chelmsford District Council

Tenure:  
Leasehold

Council Tax Band:  
D



**Balcony**  
4.47 x 1.16 m  
14'8" x 3'9"

**En-suite**  
2.22 x 1.18 m  
7'3" x 3'10"

**Hallway**  
1.31 x 2.82 m  
4'3" x 9'2"

Approximate total area<sup>m</sup>  
69.5 m<sup>2</sup>  
747 ft<sup>2</sup>  
  
Balconies and terraces  
5.1 m<sup>2</sup>  
55 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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