



# Haig Court, Chelmsford



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## Offers in Excess of £200,000

Situated on the top floor, this attractive two-bedroom apartment offers an impressive combination of space, natural light, and convenience in a prime city-centre setting. The home features a spacious living area ideal for relaxing or entertaining, alongside a contemporary fitted kitchen and a sleek three-piece bathroom finished to a high specification. Timber flooring extends throughout the apartment, adding warmth and a seamless flow between rooms, while expansive windows allow an abundance of natural light to fill the property, creating a bright and inviting feel throughout. Further advantages include a private garage located en-bloc, a separate brick-built storage unit, and plentiful residents' parking, providing a level of practicality seldom found in comparable homes. Perfectly positioned within walking distance of Chelmsford city centre and the mainline railway station, the



apartment offers excellent transport connections to London Liverpool Street, making it particularly appealing to commuters, professionals, and investors. Chelmsford city centre provides an excellent selection of shops, cafés, restaurants, and leisure amenities, with nearby parks and open green spaces ideal for recreation and outdoor activities. Chelmsford is also renowned for its exceptional grammar schools, regularly recognised among the highest-performing in the country, adding to the area's popularity with families. This property presents a fantastic opportunity for first-time purchasers, those looking to downsize, or investors searching for a stylish and well-located home in a vibrant and highly connected area. EPC D

**Living Room 13' 1" x 15' 7"**  
(3.98m x 4.75m)

**Kitchen 7' 4" x 11' 6"**  
(2.23m x 3.50m)

**Bedroom 1 8' 11" x 15' 11"**  
(2.72m x 4.85m)

**Bedroom 2 7' 8" x 9' 8"**  
(2.34m x 2.94m)

**Family Bathroom 7' 4" x 6' 7"**  
(2.23m x 2.01m)

**Garage 15' 11" x 8' 0"**  
(4.85m x 2.44m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B

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