



Wharf Road, Chelmsford

Guide Price £350,000



- One of the largest private garden balconies you'll find on a modern apartment—perfect for entertaining, relaxing or dining al fresco.
- Built in 2022 with stylish, contemporary finishes throughout.
- Bright and spacious open-plan lounge and kitchen designed for modern living.
- Quality integrated kitchen appliances including fridge freezer, dishwasher, oven and hob.
- Elegant Amtico flooring adding style and durability to the living space.
- Principal bedroom with a luxurious en-suite featuring marble-effect tiling.
- Beautifully finished fully tiled family bathroom.
- Allocated parking space—because convenience matters.
- No ground rent and a service charge of approximately £150.00 PCM, including building insurance.
- Less than 0.9 miles from Chelmsford railway station and moments from the city centre, giving you the very best of city living right on your doorstep.



More Than Just an Apartment... It's a Lifestyle with a Balcony You'll Never Want to Leave.

Let's be honest... most apartment balconies are just big enough for a chair and a plant.

This one? It's the kind of outdoor space that makes your friends say, "Wait... this is an apartment?"

Built in 2022 and beautifully presented throughout, this exceptional two-bedroom apartment on Wharf Road offers contemporary city living with one feature that truly steals the show—an incredible private balcony measuring approximately 32'8" x 9". Whether it's lazy Sunday brunches, evening drinks under the stars or simply soaking up the sunshine with a good book, this is outdoor living on a scale that's rarely found in modern apartments.

Step inside and you'll instantly appreciate the bright, open feel. The stylish open-plan lounge and kitchen have been designed for the way we live today—whether you're entertaining friends, catching up over dinner or enjoying a quiet night in, it's a space that effortlessly adapts to every occasion.

The contemporary kitchen blends sleek design with everyday practicality and comes complete with integrated appliances including a fridge freezer, dishwasher, oven and hob, while elegant Amtico flooring adds a touch of luxury throughout the main living space.

The principal bedroom offers the perfect place to unwind after a busy day and is complemented by a beautifully appointed en-suite shower room, finished with striking marble-effect tiling that wouldn't look out of place in a boutique hotel. The second bedroom is equally versatile, making an ideal guest room, home office or dressing room depending on your lifestyle.

The fully tiled family bathroom continues the apartment's high-quality finish, while storage has been particularly well considered. In addition to a dedicated boiler cupboard and a cleverly designed utility cupboard that keeps laundry appliances neatly tucked away, there is a further hallway cupboard complete with shelving and a power socket—ideal for storing and charging a cordless vacuum, keeping household essentials organised or simply ensuring everyday clutter stays out of sight.

The communal areas have been designed with both convenience and security in mind. Lift access makes moving between floors effortless, while a comprehensive fob-access system provides additional peace of mind, controlling entry to the building, lift and stair core. The car park and cycle store benefit from their own separate secure access too.

Parking is another notable advantage. The apartment's allocated parking space sits within a secure gated compound and is held under a separate lease—an important distinction from some other parking spaces within the development. Visitor parking is also provided within the development, offering added convenience when friends and family come to stay.

There's no ground rent, while the service charge is approximately £150.00 per calendar month and includes the building insurance, helping to make ownership refreshingly straightforward.

Location? It doesn't get much better.

Positioned on sought-after Wharf Road, you're less than a mile from Chelmsford railway station, making commuting into London simple, while Chelmsford's vibrant city centre, independent cafés, restaurants and shopping are all within easy reach. Everyday essentials are equally convenient, with Tesco, Aldi and B&M all nearby.

For those who enjoy getting outdoors, the location really comes into its own. Picturesque riverside walks are close at hand, providing an attractive route into and around the city, while the new Bow Bridge further enhances connections across the local area. Chelmsford Canoe Club is also nearby, adding another dimension to the riverside lifestyle. Leave the car securely parked at home and enjoy having so much of the city within walking distance.

Chelmsford is one of Essex's most sought-after cities, offering an appealing balance of vibrant city living and green open spaces. Renowned for its excellent transport links, with regular direct rail services to London Liverpool Street in around 35 minutes, it's a popular choice for commuters, professionals and families alike.

The bustling city centre boasts an impressive selection of high street retailers, independent boutiques, cafés, bars and award-winning restaurants, alongside the popular Bond Street shopping and leisure quarter. Residents can enjoy beautiful parks including Central Park, picturesque riverside walks, excellent leisure facilities and a thriving calendar of events throughout the year.

Families are particularly drawn to Chelmsford for its highly regarded schools, while the city's modern amenities and convenient access to the A12 and M25 make it an exceptional place to call home. Whether you're looking for a lively social scene, excellent connectivity or somewhere that makes it easy to switch off at the end of the day, Chelmsford offers something for everyone.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/flat-12-212-wharf-road-chelmsford-cm2-6qu/5513995>

Service Charge: Approximately £150.00 per calendar month
Annual Ground Rent: £0
Length of Lease: 119 years remaining

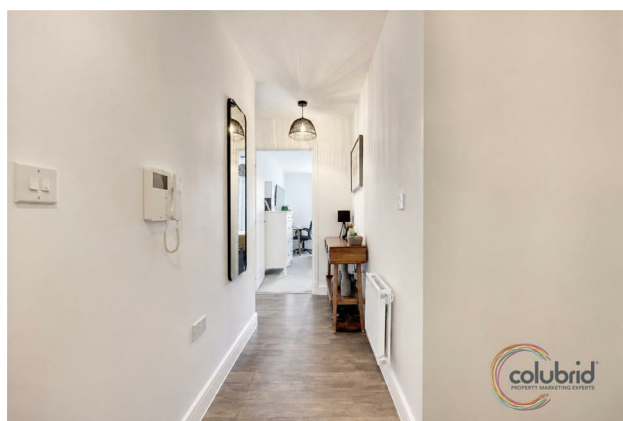
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

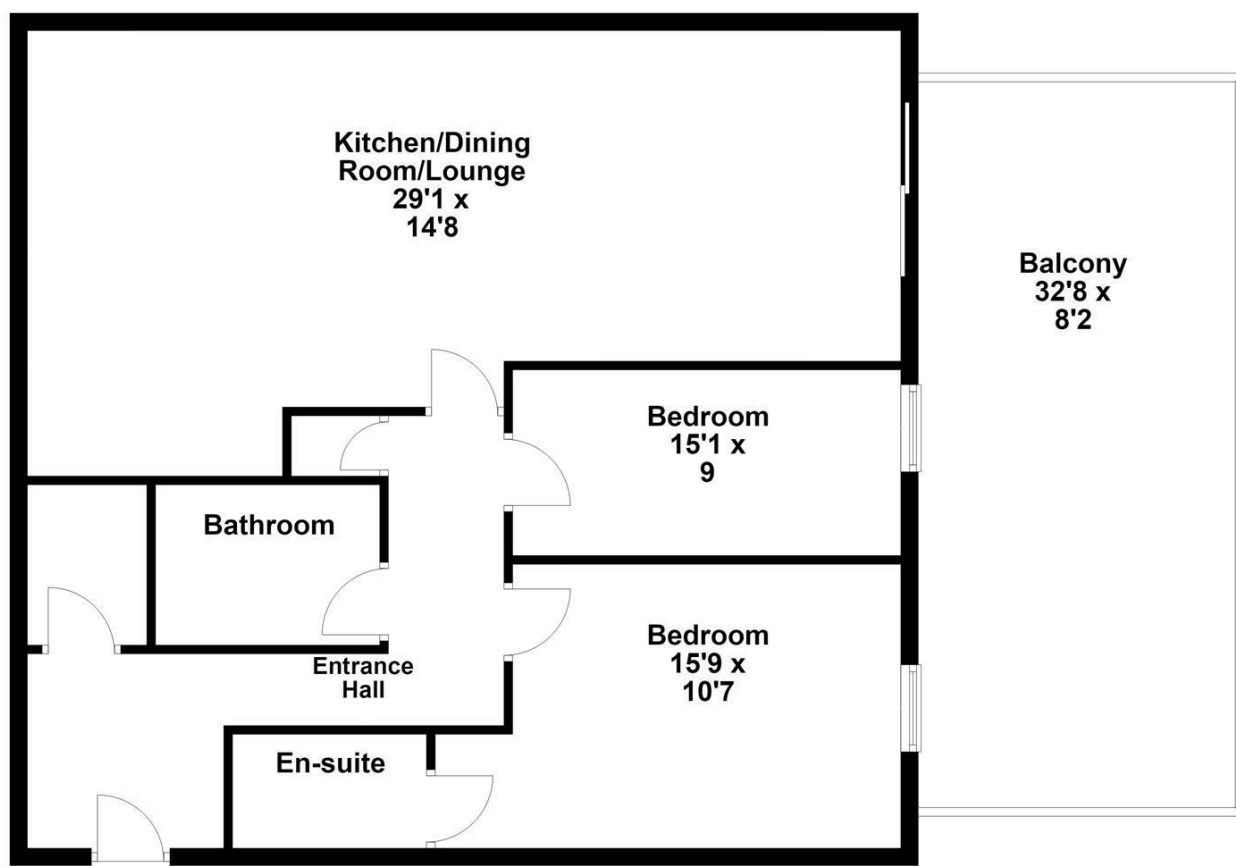
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

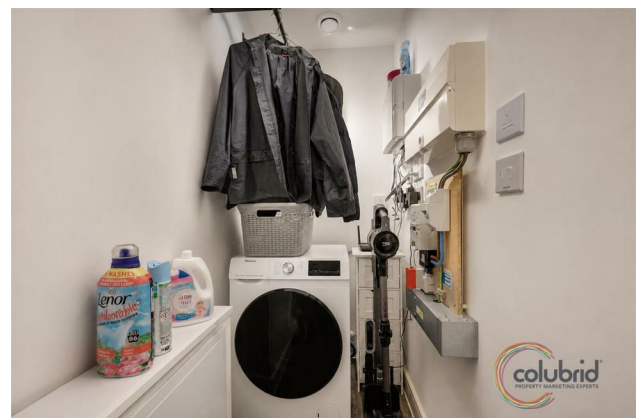
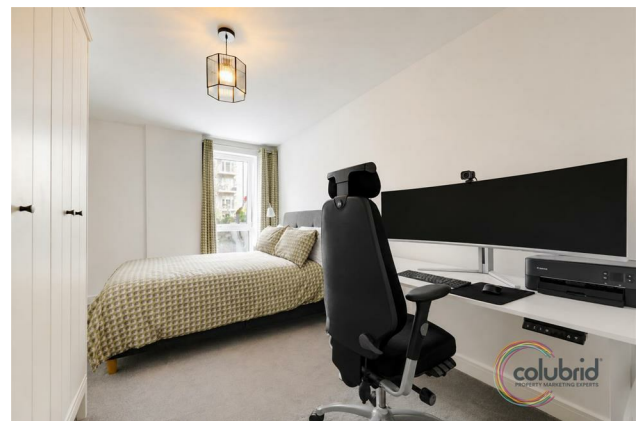
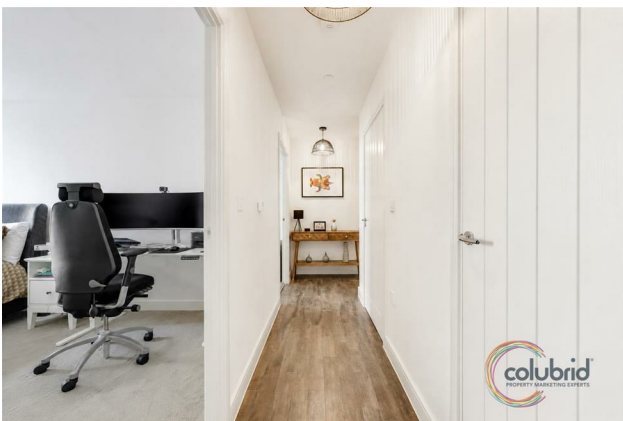
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



First Floor - Total internal Floor Area 904 SQ FT





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