

Cathedral View Apartments Duke Street, Chelmsford CM1 1JP

Guide Price 2,000,000 to £2,500,000

Key Features

- TROPHY ASSET
- CLOSE TO STATION
- NEW BUILD
- 7 FLATS AND GROUND FLOOR RETAIL UNIT
- AIR SOURCE HEAT PUMP TO PENTHOUSE
- SOLAR PANELS
- EPC rating B















DESCRIPTION

Cathedral View Apartments is a bespoke luxury development overlooking the picturesque Grade 1 Chelmsford City Cathedral. The accommodation comprises a double-fronted bespoke four-storey building, consisting of a ground floor commercial unit and 3 x One bedroom and 3 x Two bed apartments, with an additional 2-bed Penthouse on the fourth floor. The 2-bed apartments benefit from En-Suite facilities.

We estimate that the annual rental income of £180,000 could be achievable, reflecting a Gross Yield of 7.2%.

ACCOMMODATION:

Approximate* sizes are as follows (please note the measurements at this stage are entirely approximate and have been taken from plans that have been provided) :

GF Commercial - 150 sq.m/1614 sq.ft

Unit 1 - 2 Bed 64.1sq.m /690sq.ft

Unit 2 - 1 Bed 55 sq.m/593 sq.ft

Unit 3 - 2 bed 84.5 sq.m/910 sq.ft

Unit 4 - 2 bed 66.5 sq.m/716 sq.ft

Unit 5 - 1 bed 50.7 sq.m/546 sq.ft

Unit 6 - 1 bed 60.1 sq.m/648 sq.ft

Penthouse - 2bed - 75.7 sq.m/815 sq.ft

Total: 606.6 sq.m/6532 sq.ft

LOCATION

The City of Chelmsford is strategically positioned approximately 33 miles northeast of London, boasting exceptional connectivity facilitated by the A12, offering direct access to the M25 at Junction 28, located within a 12-mile radius.

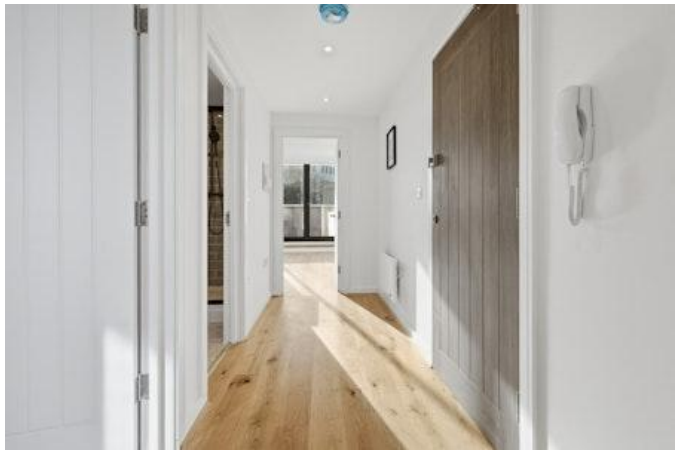


This property is centrally located on Duke Street, in close proximity to the High Street and High Chelmer Shopping Centre. Duke Street enjoys a substantial pedestrian flow, serving as the primary route from the train and bus station to the High Street. The street features one-way vehicular access and nearby pay-and-display car parks are available.

The train station is conveniently situated within a short walking distance, providing frequent services to London Liverpool Street Station with an approximate travel time of 35 minutes. The surrounding area is characterised by a concentration of financial and professional services, as well as diverse dining and retail establishments.







VAT

We understand that the commercial unit may be elected for VAT, but the residential units have not been. It is advised that any prospective purchasers carry out the necessary enquiries to satisfy themselves.

An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £76 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.

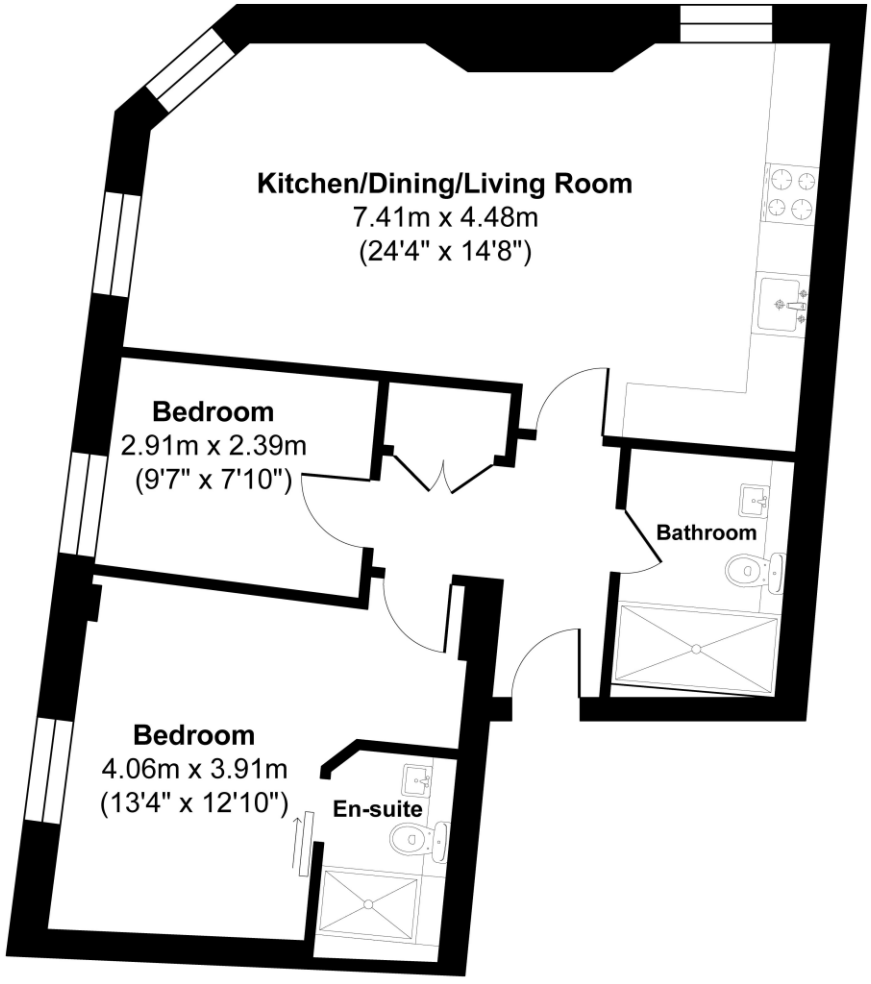






Cathedral View(Flat 1)

Approx. Gross Internal Area 64.1 sq M (690 sq Ft)

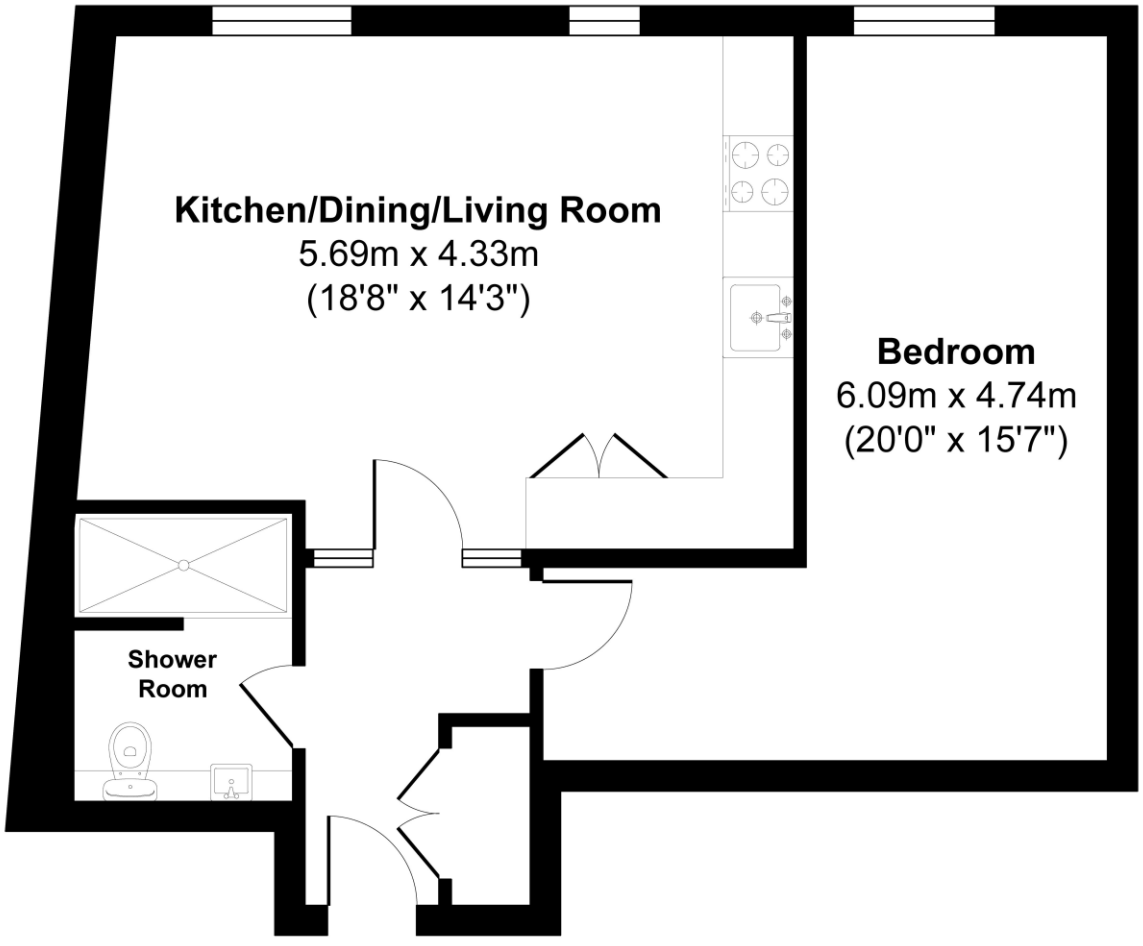


First Floor

Measurements are approximate and for illustration purposes only. while we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.
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Cathedral View(Flat 2)

Approx. Gross Internal Area 55.0 sq M (593 sq Ft)

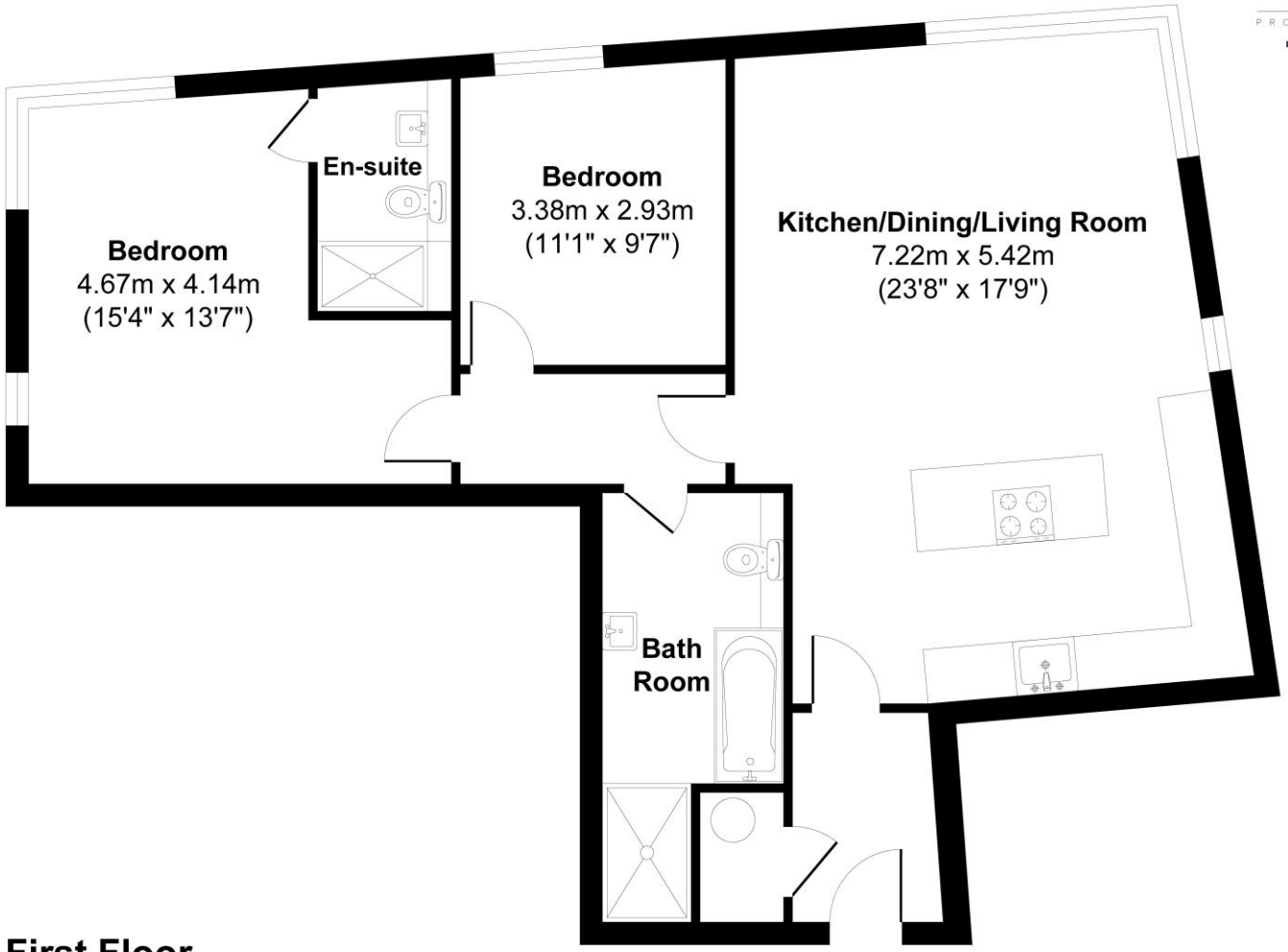


First Floor

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Cathedral View(Flat 3)

Approx. Gross Internal Area 84.5 sq M (910 sq Ft)

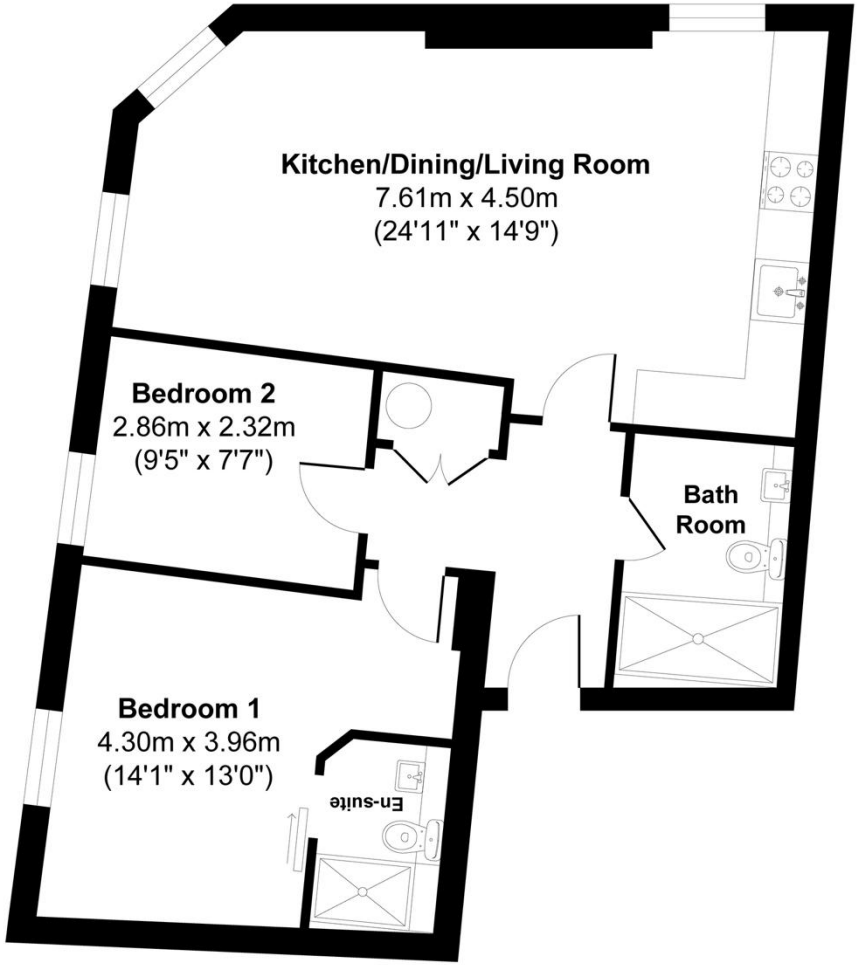


First Floor

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Cathedral View(Flat 4)

Approx. Gross Internal Area 66.5 sq M (716 sq Ft)

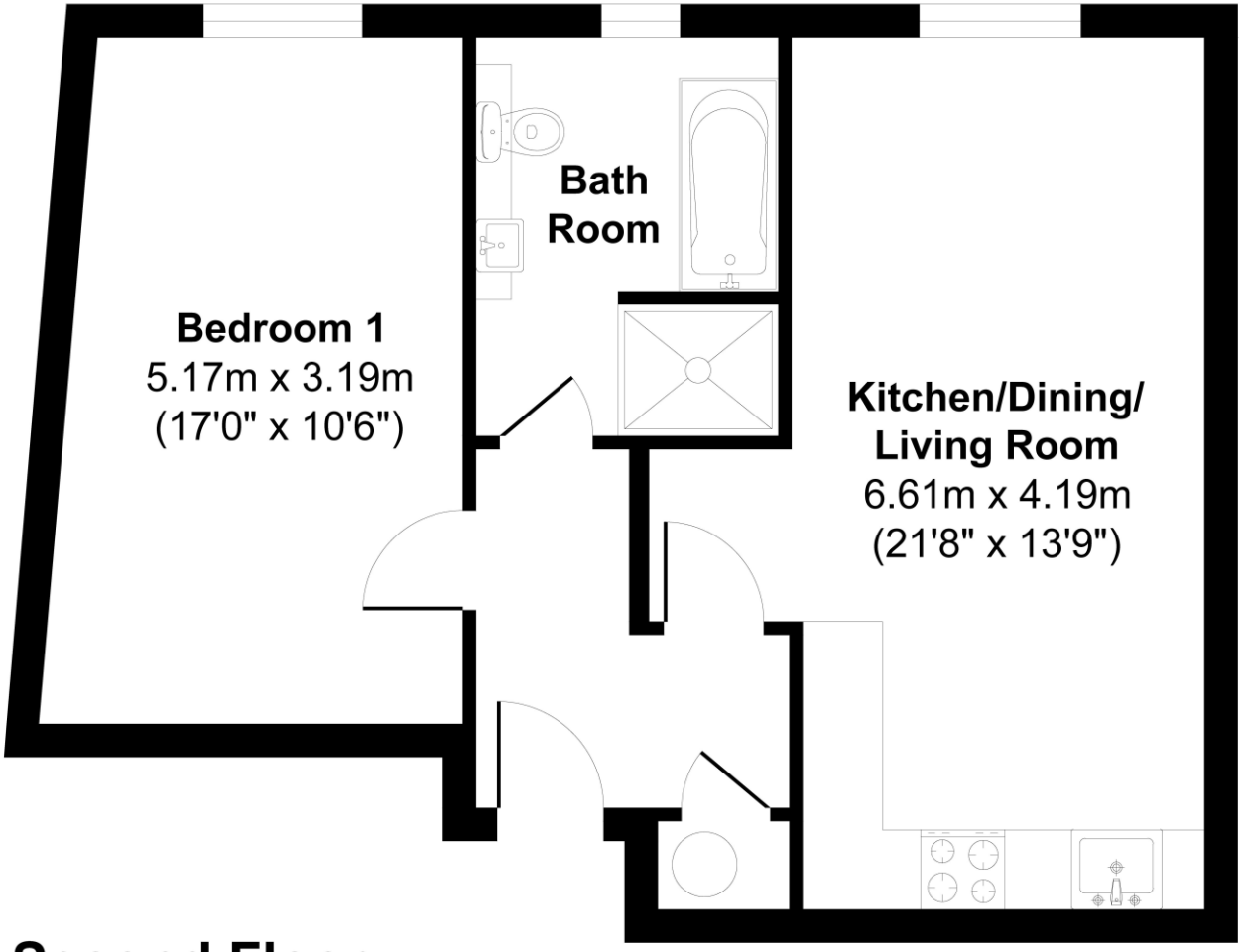


Second Floor

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Cathedral View(Flat 5)

Approx. Gross Internal Area 50.7 sq M (546 sq Ft)

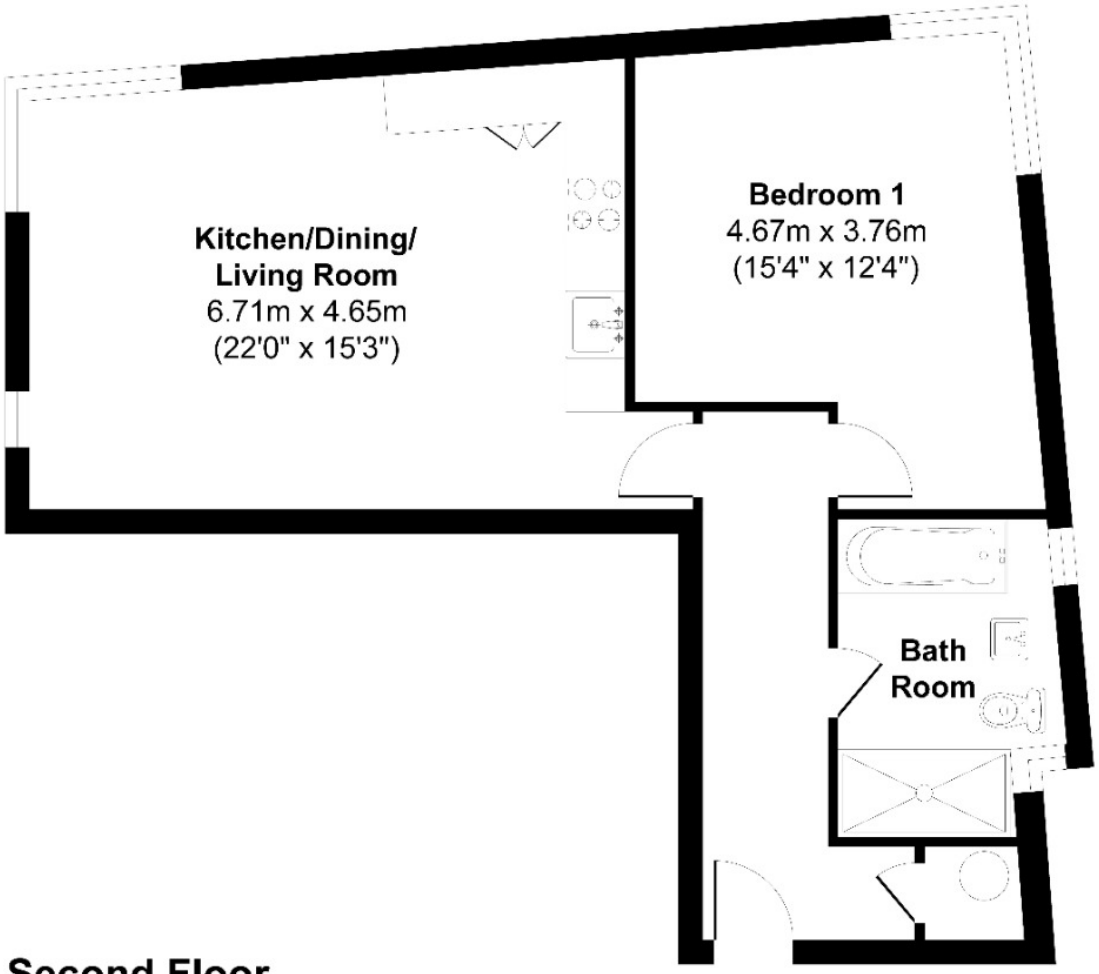


Second Floor

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Cathedral View(Flat 6)

Approx. Gross Internal Area 60.1 sq M (648 sq Ft)

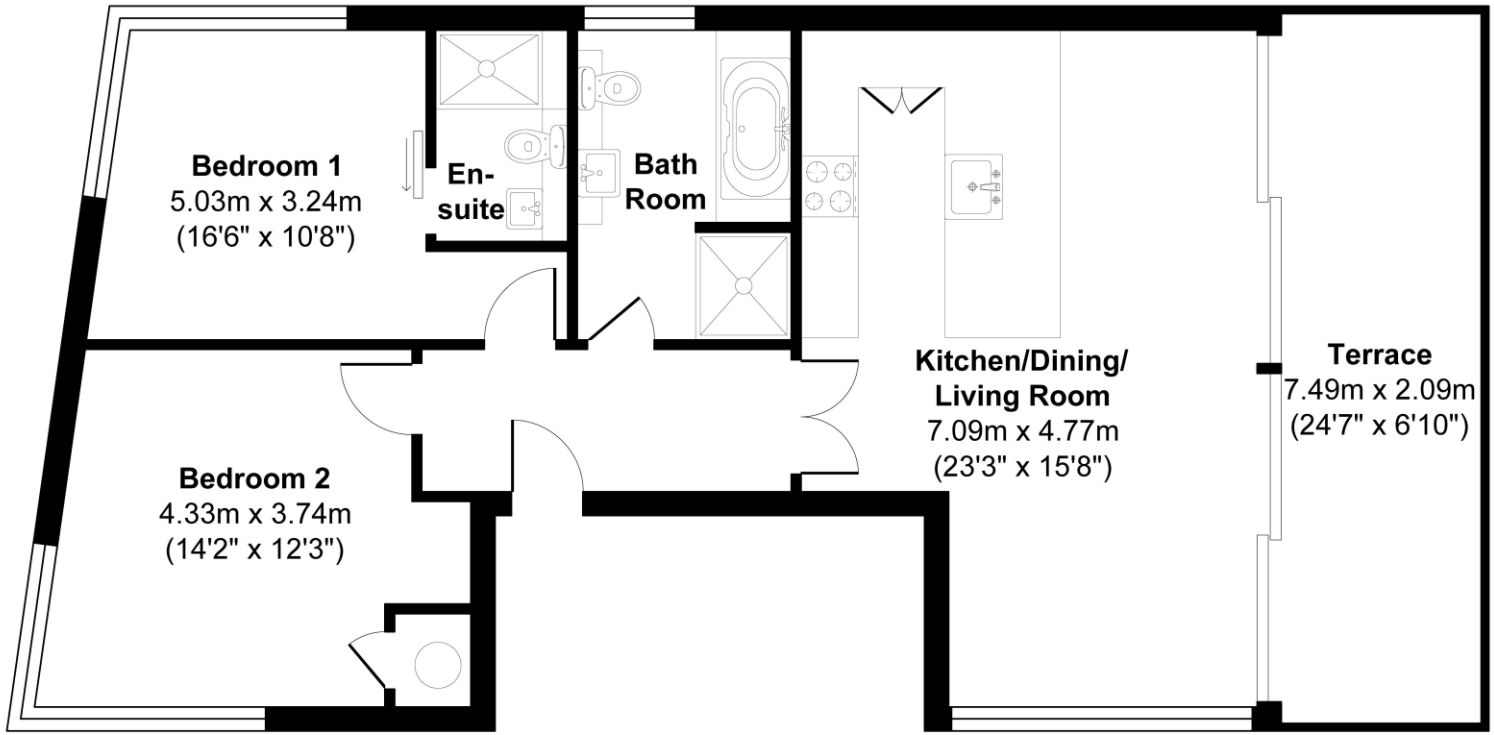


Second Floor

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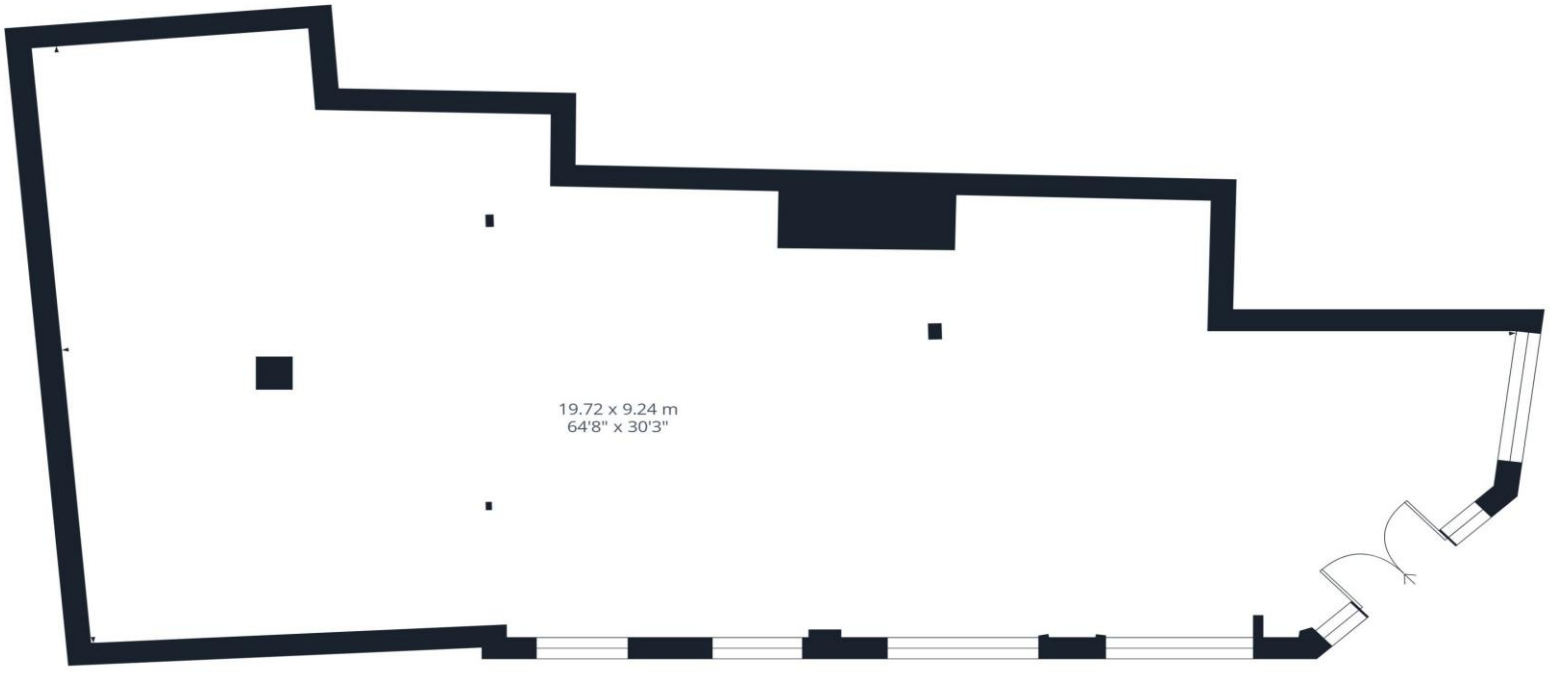
Cathedral View(Penthouse)

Approx. Gross Internal Area 75.7 sq M (815 sq Ft)



Third Floor

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northwood
Local knowledge, national reach

Approximate total area(1)

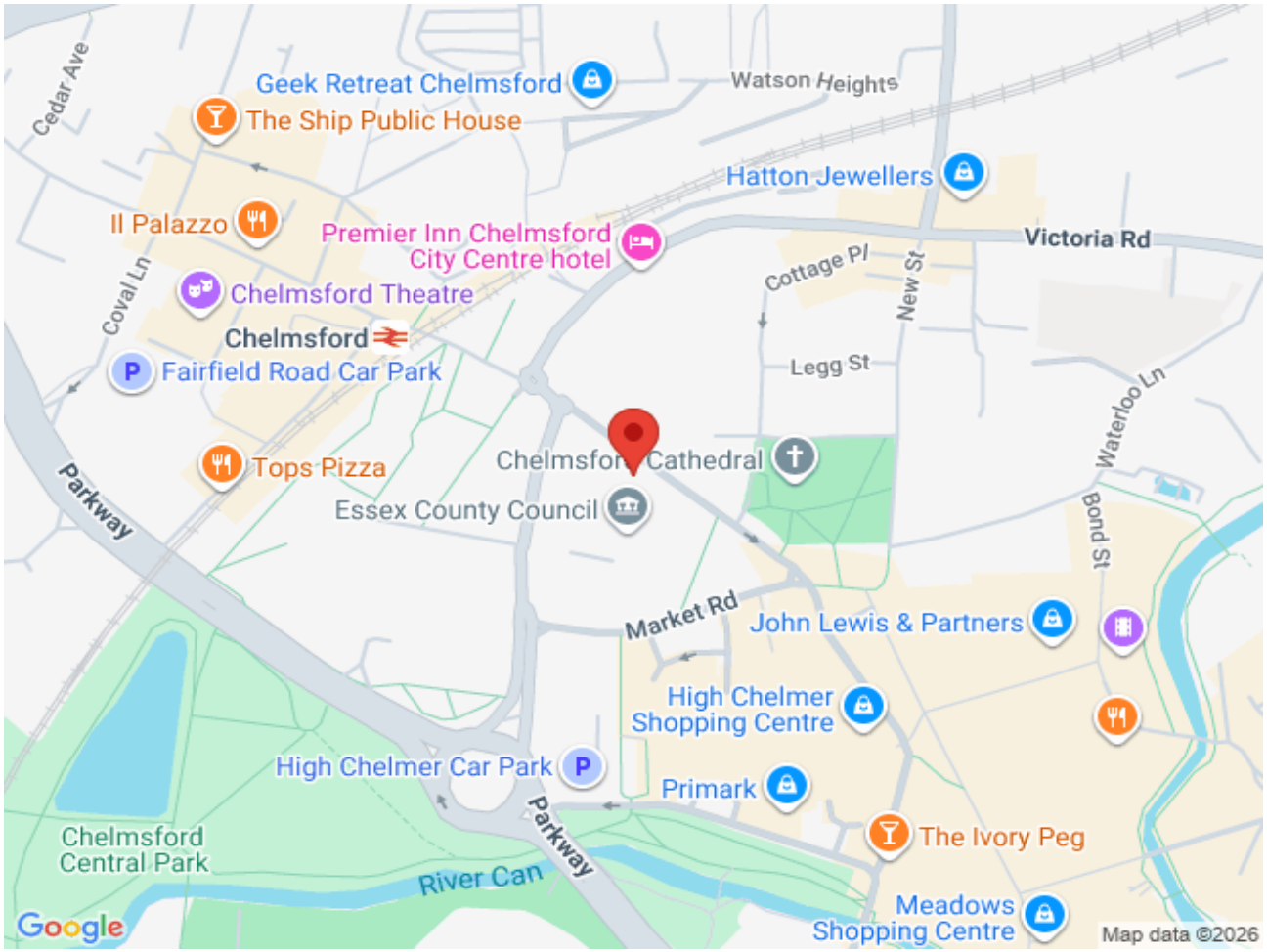
138 m²

1485 ft²

(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



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