Wharf Road, Chelmsford

Guide Price £400,000

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- Stylish three-bedroom maisonette offering serious space (Property size: 1,152 sq ft (107 sq m) in the heart of Chelmsford
- Huge open-plan kitchen, lounge and dining space — the kind of room that makes you want to invite people over
- Private balcony overlooking the River Chelmer — morning coffee spot officially sorted
- Three genuinely good-sized bedrooms, with fitted wardrobes to two
- Impressive principal bedroom complete with fitted wardrobes and its own en-suite
- Family bathroom, en-suite AND downstairs cloakroom — no morning bathroom queues here
- Separate utility area keeping the washing machine firmly out of sight and out of mind
- Private front patio garden providing your own little slice of outside space
- Two allocated spaces in a secure gated and covered car park — a real luxury this close to the City Centre
- Walk to Chelmsford Station, the City Centre, Bond Street, bars, restaurants and parks — location, location, LOCATION!

GUIDE PRICE- £400,000 - £450,000

THE SPACE OF A HOUSE, THE CONVENIENCE OF CITY CENTRE LIVING!

Set across two floors and approached via its own private front patio garden, the property immediately feels more like a house than an apartment. You've got your own entrance, outside space, three bedrooms, multiple bathrooms and two parking spaces. Not bad for somewhere this central, right?

Step through the front door and you're welcomed by a spacious entrance hall with plenty of useful storage, along with a downstairs cloakroom — always handy, especially when you've got guests over.

Then we get to our favourite part...

The kitchen, lounge and diner.

And what a room this is.

It's a fantastic open-plan space with more than enough room for a proper dining table, comfortable lounge area and a modern fitted kitchen. Whether you're hosting friends on a Saturday night, cooking Sunday dinner or simply collapsing onto the sofa after work, this is a space that really works.

The kitchen itself is modern and well equipped with integrated appliances, while there's also a separate utility area — because nobody wants their washing machine stealing the limelight from a kitchen this nice.

And then there's the balcony.

Leading directly from the living space, the private balcony overlooks the River Chelmer and gives you your own spot to sit outside, grab a coffee in the morning, open a bottle of something cold in the evening and watch the world go by.

Upstairs, you'll find three genuinely well-proportioned bedrooms.

And when we say three bedrooms, we mean three bedrooms — not two bedrooms and a cupboard that someone's managed to squeeze a single bed into.

The principal bedroom is particularly impressive, offering loads of space, fitted wardrobes and its own en-suite shower room. Bedroom two also benefits from fitted storage, while the third bedroom gives you plenty of flexibility as a bedroom, home office, dressing room or guest space.

There's also a modern family bathroom serving the remaining bedrooms.

Now, let's talk parking.

Being this close to Chelmsford City Centre and getting two allocated parking spaces is a massive bonus. Better still, they're located within a secure, gated and covered car park. No driving around looking for a space after a long day at work — pull in, park up and you're home.

But arguably the biggest selling point of them all?

The location.

Chelmsford City Centre is within walking distance, meaning Bond Street, restaurants, bars, cafés, shopping and leisure facilities are all easily accessible. You've also got Central Park and the River Chelmer nearby when you fancy swapping city life for a walk and some greenery.

And for anyone commuting into London, this one makes a LOT of sense.

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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/flat-20-212-wharf-road-chelmsford-cm2-6qu/5546284

Service Charge: £1,900 per annum
Annual Ground Rent: £0
Length of Lease: 120 years remaining
Total floor area 107 square metres

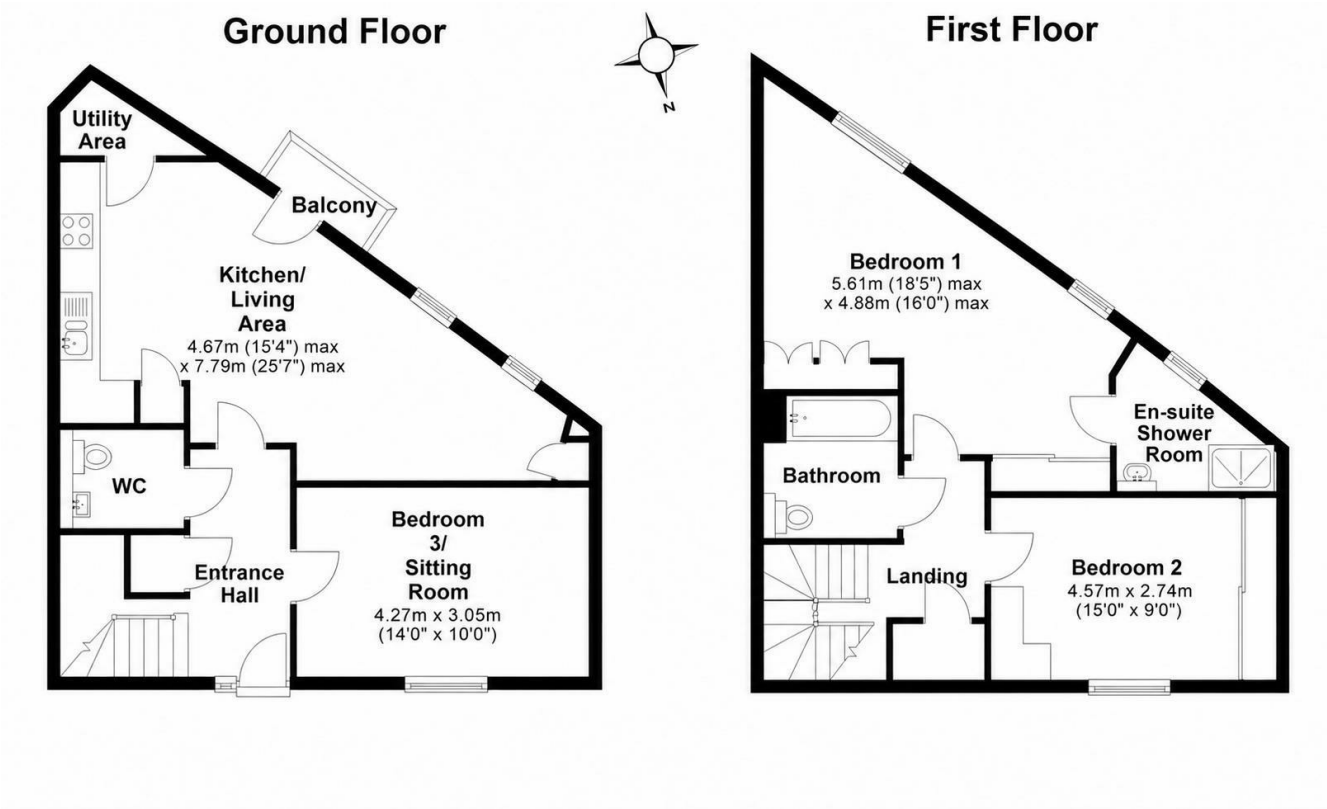
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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



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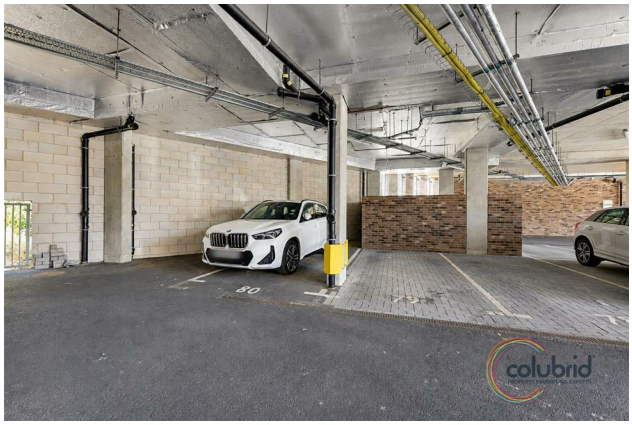

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