

63 Bond Street, Chelmsford, Essex, CM1 1GD



**Leasehold**

Offers in excess of

**£350,000**

Subject to contract

2 bedrooms  
1 reception rooms  
2 bathrooms



Luxury and spacious apartment sitting in the heart of Chelmsford City centre. Two double bedrooms, en-suite to the master. Allocated parking and 34' balcony. No onward chain

## Some details

\*\*\*No onward chain\*\*\*

Luxury two bedroom apartment, within Chelmsford City centre, walking distance to the mainline train station. The property offers spacious accommodation, 34'0 balcony and en-suite. The property is situated on the upper floor and is accessible by lift or stairs.

On entering, the private hallway provides access through double doors to the bright open plan kitchen/sitting room. The modern kitchen is fitted with integrated dishwasher, washing machine, oven and hob with extractor fan above. Large sliding doors provide access to the 34' balcony which has decked flooring and safety rails and offers an amazing view of the river and vibrant city centre. The modern white 3-piece bathroom and two bedrooms are also accessed from the hall, with the master bedroom featuring an en-suite shower room, fitted wardrobes and sliding door to the balcony. The 2nd bedroom also benefits from fitted wardrobes and sliding door to the balcony.

The apartment has a private secure parking space and is being sold with no onward chain.

### Entrance hall

not measured

### Kitchen/sitting room

26' x 12' 9" (7.92m x 3.89m)

### Master bedroom

16' 5" x 11' 9" (5m x 3.58m)

### Ensuite

8' 3" x 5' 8" (2.51m x 1.73m)

### Bedroom two

12' 7" x 8' 5" (3.84m x 2.57m)

### Bathroom

9' x 8' 8" (2.74m x 2.64m)

### Balcony

34' x 6' (10.36m x 1.83m)

### The outside

The exterior of the property offers a spacious 34' x 6'0 balcony which can be accessed from the sitting room, master and second bedroom. The apartment also features a privately secure parking space.

### Where?

The property enjoys a prominent position within the city centre. Chelmsford City centre offers an extensive range of shopping and leisure facilities along with a wide variety of cafes and restaurants. For the commuter, Chelmsford's mainline station is approximately 0.5 of a mile in distance offering a frequent service to London Liverpool St. (approximate journey time 35 minutes).

The area provides both primary and secondary schooling along with two excellent Grammar Schools. In the private sector, New Hall School and Felsted are also within a reasonable proximity.

### Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

Service Charge - £2,655.82 - To be confirmed by solicitors.

Ground Rent - £200.00 - To be confirmed by solicitors.

Length of lease - In excess of 100 years - To be confirmed by solicitors.

Epc rating - B

### Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure. The positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

### Directions

SatNav. CM1 1GD. For full directions please contact a member of the sales team on telephone 01245 292100.

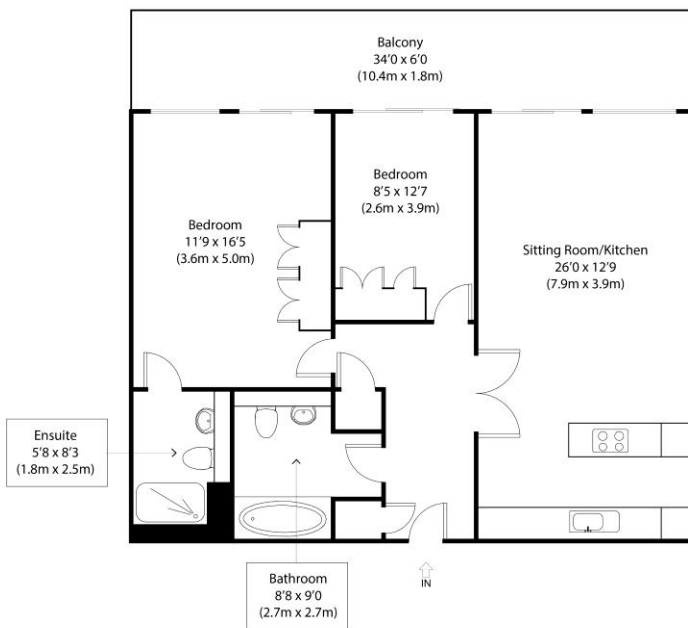
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

To make an appointment to view this property please call us on 01245 292 100



Second Floor  
 Approximate Gross Internal Area  
 890 sq ft (83 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.igphoto.co.uk

To find out more or book a viewing

01245 292 100

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