

3 Cunard Square, Chelmsford, Essex, CM1 1AU



2 bedrooms
1 reception room
2 bathrooms

Leasehold

Guide price

£310,000 -

£320,000

Subject to contract



Immaculately presented, 2 bedroom, 2 bathrooms, second floor apartment, benefitting from a large balcony and communal gardens, within walking distance of Chelmsford City centre and mainline railway station.

Some details

Stylish second floor 2 bedroom apartment within an attractive modern development located in the heart of Chelmsford city centre. The apartment forms part of the Marconi Evolution development and has been beautifully presented providing bright accommodation with an open plan living area and two double bedrooms with en suite facilities to the master bedroom. There is a separate bathroom, enclosed balcony, on-site gym and a concierge service.

The property is entered via a spacious entrance hall with a utility cupboard housing white goods. The bedrooms are located to the front of the building, with the master bedroom enjoying built-in wardrobes and both being double rooms. The master bedroom provides en suite facilities comprising wc, wash hand basin and shower enclosure. There is a bathroom providing a panel bath, wc and wash hand basin. Concluding the accommodation is a wonderfully proportioned kitchen opening to a lounge/diner. The kitchen has been fitted with a range of eye and base level units and fitted appliances. To the rear of the Lounge/Diner is sliding doors open to an enclosed balcony.

Entrance hall

not measured

Kitchen

9' 4" x 7' (2.84m x 2.13m)

Lounge

19' x 12' 1" (5.79m x 3.68m)

Bedroom one

14' 4" x 9' 4" (4.37m x 2.84m)

Ensuite

7' 6" x 5' 4" (2.29m x 1.63m)

Bedroom two

14' 4" x 9' 4" (4.37m x 2.84m)

Bathroom

7' 1" x 6' 7" (2.16m x 2.01m)

The outside

The property offers the advantages of an on-site gym and a concierge service and a local Co-Op on site. There is a balcony which is accessed from the lounge/diner and a communal lift to all levels.

Where?

The property sits within this attractive modern development located within the heart of Chelmsford city centre. Marconi Evolution is a contemporary development of apartments and houses occupying a historic setting on the former Marconi site. The apartment is located on the top floor. Chelmsford city centre combines the best brand name stores, including John Lewis, with an abundance of small independent speciality shops and designer boutiques. There are a range of bars and restaurants and a mainline station serving London Liverpool street with an approximate journey time of 35 minutes.

Important information

Council Tax Band - D

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

Tenure - Leasehold

Ground rent - £250.00 per annum

Annual building insurance - £800 per annum

Service charge - £1,800 per annum

EPC rating - B

EWS1 - Copy available

Our ref - ASP

Lease details - Subject to confirmation from the management company and/or, these charges are for the current year and maybe subject to change.

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 1AU. For full directions please contact a member of the sales team on 01245 292100.

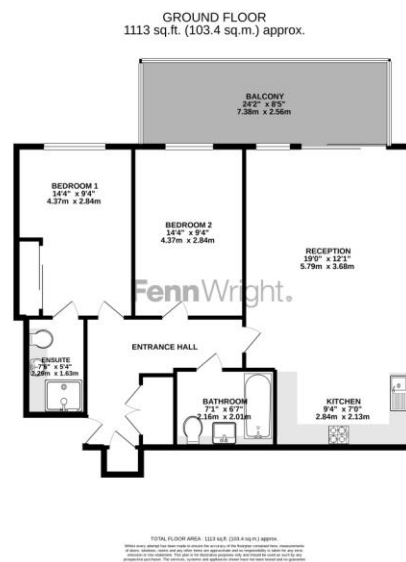
Further information

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

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Viewing

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





To find out more or book a viewing

01245 292 100

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