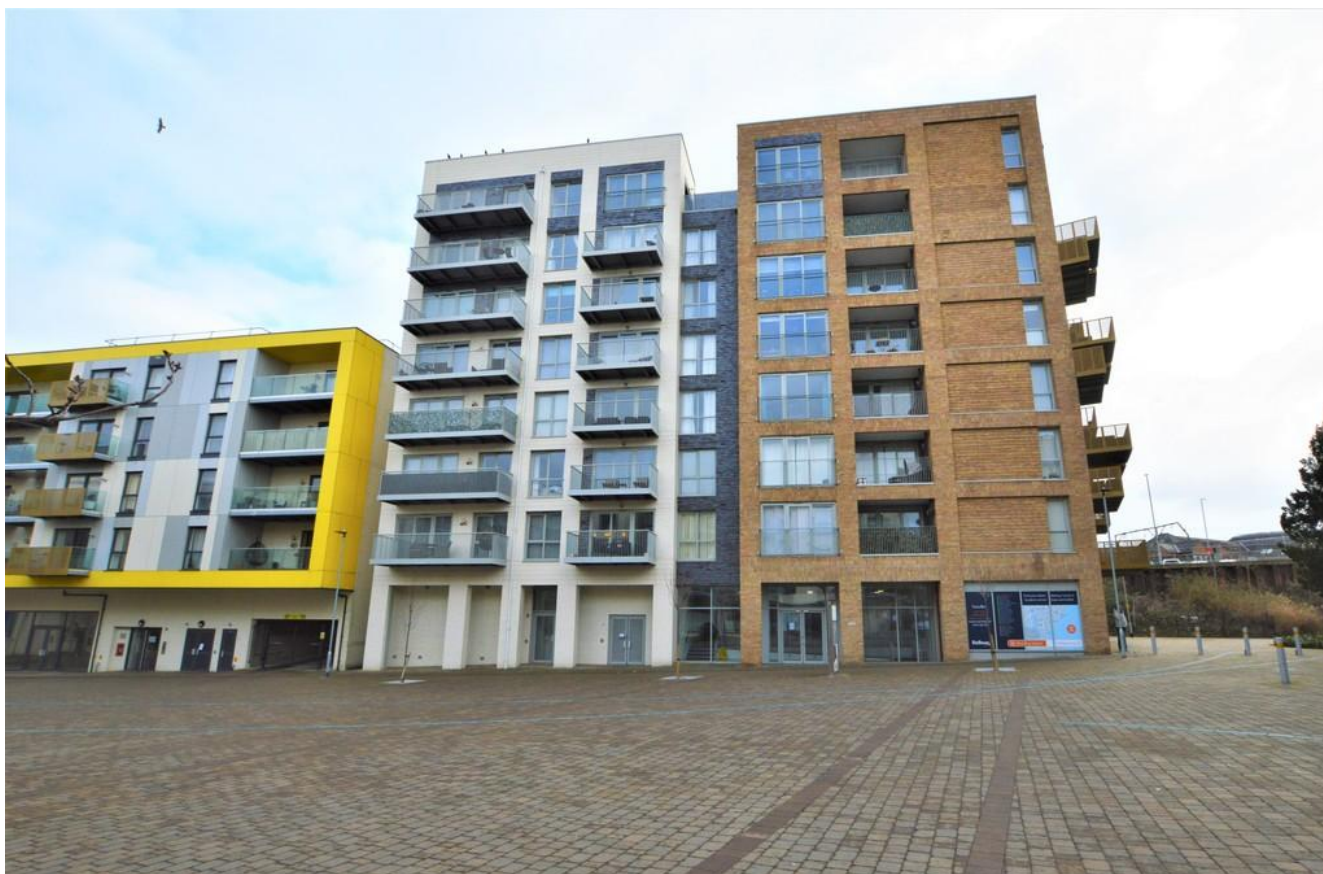


Cunard Square, Chelmsford, CM1 1AU



Leasehold

Asking Price Of

£275,000

Subject to contract

2 bedrooms

2 bathrooms

Open plan Kitchen/Living



An extremely well presented two double bedroom third floor apartment, situated within close proximity to Chelmsford City Centre and mainline railway station offering an ensuite shower room as well as three piece bathroom, well proportioned open plan kitchen and living space with balcony.

Some details

General information

The building is entered via secure intercom entry with lift access to the third floor. Once entering the flat, there is a well proportioned entrance hall with ample storage in the way of cupboards with the entrance hall providing access to both bedrooms, kitchen/living space and family bathroom. The kitchen area benefits from a range of both base and eye level units providing plenty of storage, there is an integrated fridge freezer, stainless steel sink with drainer, gas hob with overhead extractor and electric oven. The balcony is also accessed via the kitchen/living room. Bedroom two has a full length double glazed, bedroom one benefits from dual aspect living with double glazed windows to rear and side, there is a built in wardrobe as well as access to an ensuite shower room. The ensuite has a large shower cubicle, low level wc and wall mounted wash hand basin, walls are part tiled as well as tiled flooring. The family bathroom has a bath tub with overhead shower and glass screen, wall mounted wash hand basin and low level wc with walls part tiled and tiled flooring.

Kitchen-family room

20' 5" x 16' 0" (6.22m x 4.88m)

Bedroom one

15' 0" x 9' 8" (4.57m x 2.95m)

Ensuite

7' 0" x 5' 3" (2.13m x 1.6m)

Bedroom two

10' 9" x 9' 1" (3.28m x 2.77m)

Bathroom

7' 2" x 6' 7" (2.18m x 2.01m)

Balcony

19' 3" x 7' 9" (5.87m x 2.36m)

Location

The property is situated 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 third 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

Length of Lease – 993 years remaining - To be confirmed.

Ground rent - £250 p/a - To be confirmed.

Service charge - £1942 p/a - To be confirmed.

EPC rating - B

Our ref - 58086CE

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

Sat Nav = CM1 1AU

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

Viewing

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/2023

To find out more or book a viewing

01245 292 100

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Consumer Protection Regulations 2008

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Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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