



SEVENTY SEVEN

CHELMSFORD
ONE AND TWO BEDROOM APARTMENTS



CADENA



PERFECTLY PLACED
APARTMENTS IN THE CITY

COLLECTION OF NEW HOMES

Positioned in the cosmopolitan city centre of Chelmsford. Seventy Seven is an exclusive collection of one and two bedroom apartments ideally located to sample the boutique shops, stylish restaurants and superb travel links this city has to offer.



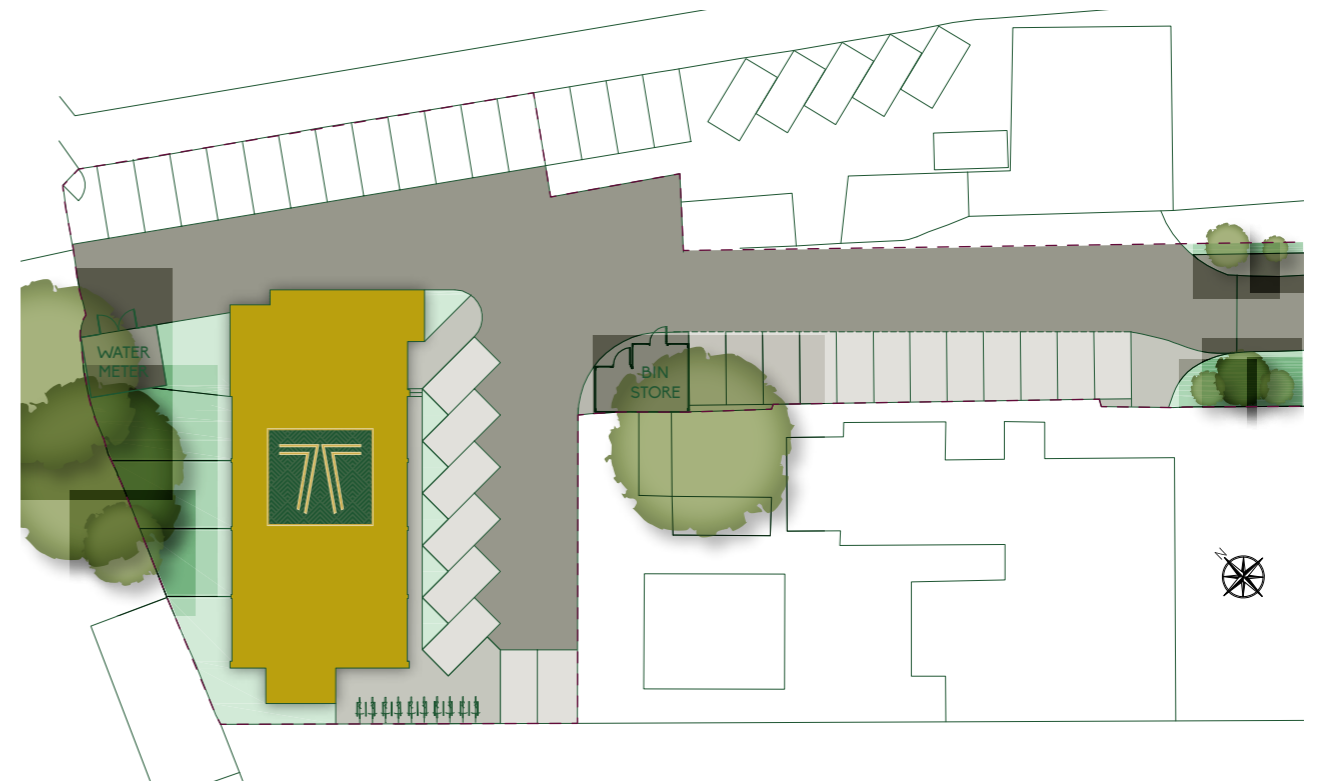
DISCOVER THE DETAIL

A CLOSER LOOK

Take a closer look at this beautifully designed collection of contemporary apartments and you'll discover a theme of modern elegance that has been inspired by high specification and decor.

Individually designed kitchens boast quality integrated appliances alongside beautifully crafted cabinets and worktops. The bathrooms have been designed to provide a luxurious hotel feel with crisp white sanitaryware.

Discover your dream home at Seventy Seven.



YOUR NEW HOME

IN THE HEART OF THE CITY

Seventy Seven is ideally located in the centre of Chelmsford to meet the needs of today's modern lifestyles. Whether you are meeting friends for lunch or walking through the Artisan Market, you will never be too far from all of the benefits of city living.

LEISURE

ODEON CHELMSFORD
Cinema
0.4 Miles
odeon.co.uk
0871 22 44 007

CHELMSFORD CITY THEATRES
The Civic and Cramphorn theatres
0.9 Miles
chelmsford.gov.uk
01245 606 505

RIVERSIDE ICE AND LEISURE
Leisure Complex
0.4 Miles
chelmsford.gov.uk
01245 615 050

HYLANDS HOUSE
House and Estate
5.9 Miles*
chelmsford.gov.uk/hylands
01245 605 500

SPORTS

VIRGIN ACTIVE
Health Club
0.8 Miles
virginactive.co.uk
01245 396 000

ESSEX COUNTY CRICKET CLUB
Cricket
0.7 Miles
essexcricket.org.uk
01245 252 420

CHELMSFORD GOLF CLUB
Golf
2.4 Miles*
chelmsfordgc.co.uk
01245 256 483

CHELMSFORD CITY FC
Football
2.5 Miles*
chelmsfordcityfc.com
0245 290 959

RESTAURANTS

CHOP BLOC
Chelmsford
0.3 Miles
chopbloc.com
01245 860 070

RIVERSIDE INN
Chelmsford
0.2 Miles
thebluegroup.com
01245 266 881

JAMIE'S ITALIAN, TRATTORIA
Chelmsford
0.5 Miles
jamieoliver.com
01245 206 889

THE LION INN
Boreham
3.1 Miles*
lioninnhotel.co.uk
01245 394 900

SHOPPING

HIGH CHELMER
Shopping Centre
0.6 Miles
highchelmer.com
01245 260 755

JOHN LEWIS
Department Store
0.3 Miles
bondstreetchelmsford.co.uk
COMING SUMMER 2016

QUADRANT
Department Store
0.4 Miles
chelmsfordstar.coop
01245 490101

BOND STREET
Retail Park
0.2 Miles
bondstreetchelmsford.co.uk
COMING SUMMER 2016

*Driving distances. All other distances are walking distances and are taken from maps.google.co.uk



RIVERSIDE LEISURE COMPLEX
SWIM, ICE, GYM AND FITNESS
0.4 MILES

NUFFIELD HEALTH CENTRE
VICTORIA ROAD
0.5 MILES



TESCO
SPRINGFIELD ROAD
0.2 MILES

BARS & RESTAURANTS
GRAYS BREWERY YARD
0.3 MILES

JOHN LEWIS
0.2 MILES

CENTRAL PARK
CHELMSFORD
0.8 MILES

CHELMSFORD CITY CENTRE SHOPPING
0.3 MILES

BOND STREET SHOPPING AND RESTAURANTS
0.2 MILES

ESSEX COUNTY CRICKET GROUND
0.7 MILES

CHELMSFORD TRAIN STATION

Whether you're looking to go shopping at Westfield, meet friends in Shoreditch or travel to work in Canary Wharf – Seventy Seven, Chelmsford is conveniently located for rail travel to central London, with travel times from just 30 minutes using a fast service.

0.8 MILES

A CITY WHERE THERE'S
**SOMETHING
 FOR EVERYONE**

From its many green spaces, to the numerous shops, eateries and cultural events that happen around the city centre, Chelmsford has fast become the contemporary go-to area for professional singles and couples – and it is easy to see why!

Chelmsford's cultural highlights include The Civic Theatre where you will find a varied programme of drama, comedy and film screenings throughout the year. Also, there are street performances such as the annual City Diversions festival which sees over 100 of the best outdoor professional street artists from the UK and beyond descend on the city centre. Festival goers will enjoy the famous V-Fest which takes place every August at Hylands Park, as well as the award-winning Fling festival in July – a bespoke day of live music, burlesque and cabaret, surreal theatre and immersive arts and crafts, delicious food and more.



Chelmsford City Centre



Chelmsford City Centre



Hylands House, Chelmsford

Chelmsford has it all when it comes to leisure facilities. Riverside Ice and Leisure houses an Olympic size pool with diving boards, a state-of-the-art gym and plethora of exercise classes to enjoy. Other gyms in the area include Nuffield Health Centre, just 0.2 miles from home, and for those looking to join a sports club – you won't be disappointed.

When you fancy stretching your legs there is plenty of choice. Discover Hylands Park with acres of historic parkland or take a stroll through Oaklands Park near the city centre where you will find Chelmsford Museum. Take a drive to the riverside town of Maldon and enjoy quayside pubs and leisurely boat trips or discover the delights of nearby villages including Writtle with its charming village green.



FANTASTIC SHOPPING

ON YOUR DOORSTEP

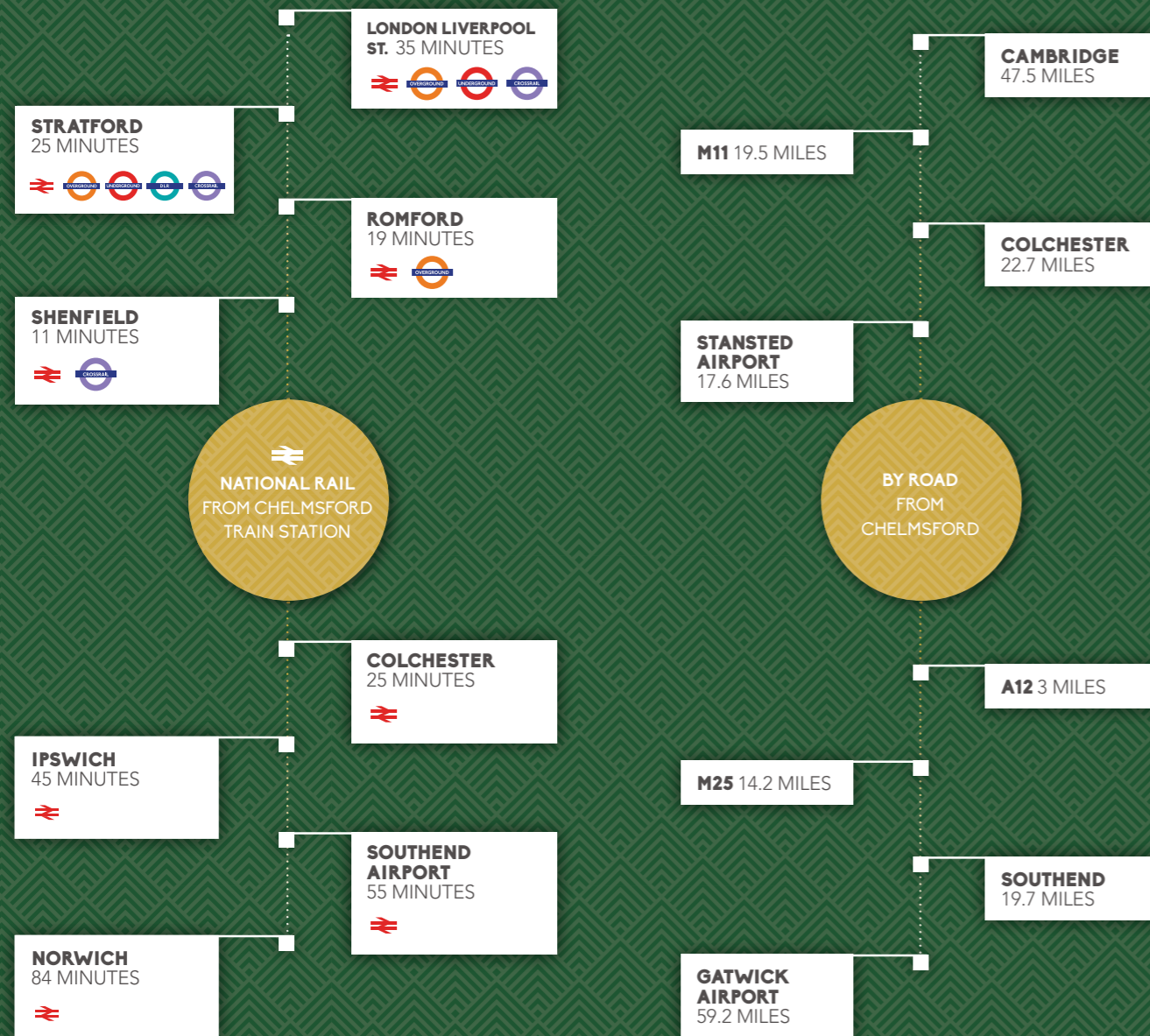
From the independent boutiques that can be found on Moulsham Street to high-street favourites such as Next, Boots, Topshop, Warehouse and Superdry, Chelmsford is a shopper's paradise. Discover two under-cover shopping centres in the heart of the city along with popular department stores Debenhams and Marks and Spencer. An exciting new addition in 2016 will be Bond Street – a 300,000 sq ft retail and leisure development with John Lewis at its core and stores such as Monsoon, Joules and hotel Chocolate complemented by a cinema and riverside restaurants.

Finish your day of shopping at one of the many restaurants, bars or cafes that adorn the high street. Whether you indulge in a Jamie Oliver special, take your pick from the conveyor belt at Yo Sushi or simply enjoy a good quality steak and cocktail at Chop Bloc, you will always find something to tickle your taste buds at the end of a busy day.



BY ROAD OR BY RAIL

BE CONNECTED



With Chelmsford's superb connections to the capital and the surrounding area you can shop and commute as you wish. Entertainment in London? No problem. Shop at Westfield. Drop into Brentwood. Visit the coast. Chelmsford station is just

15-minutes walk or 5 minutes by car from Seventy Seven and services will take you to Liverpool Street station in 35 minutes, or Colchester in just 25 minutes – as well as all points between, and the east coast in the other direction.

If you're going by road, the A12 is 3 miles away linking to the M25 after 14.2 miles, whilst the M11 is 19.5 miles away leading to Cambridge. Chelmsford's bus station has buses to most of Essex and is only a 16-minute walk from 77.

Stansted Airport is also easily accessible from the A120 and is 17.6 miles away. And if you're travelling abroad the east coast port of Harwich International can be reached in 50 minutes by car.

Whilst this travel information has been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. All times and distances quoted are approximate only and are taken from maps.google.co.uk, nationalrail.co.uk and tfl.co.uk. Crossrail expected 2017.

INTRODUCTION TO

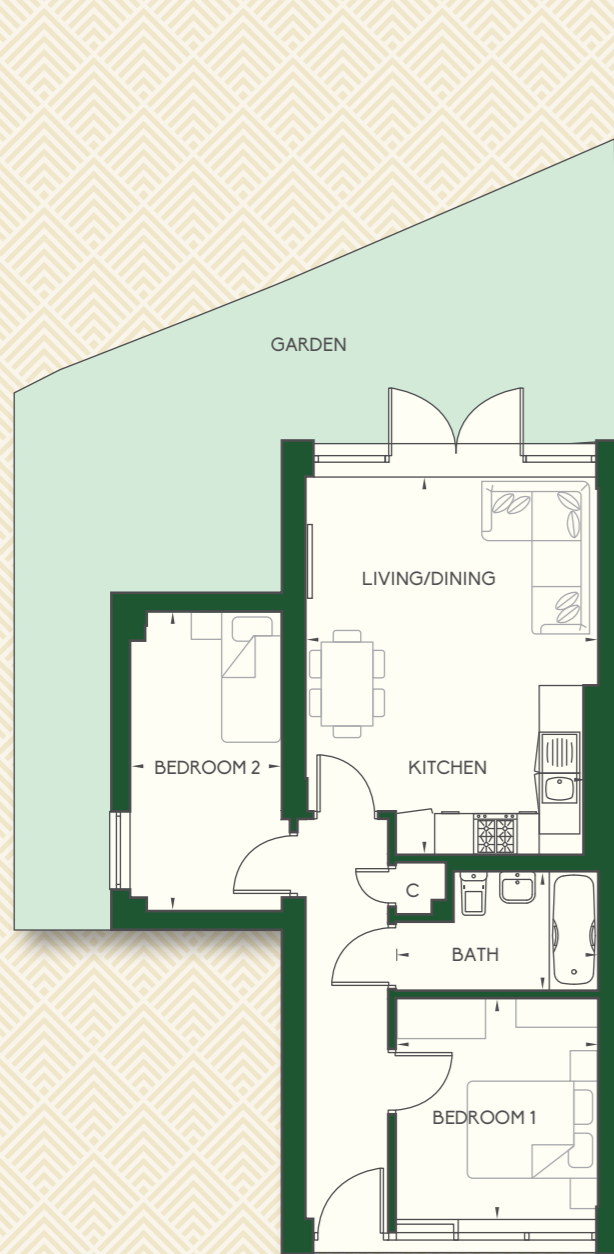
FLOOR PLANS

DISTINGUISHED. REFINED

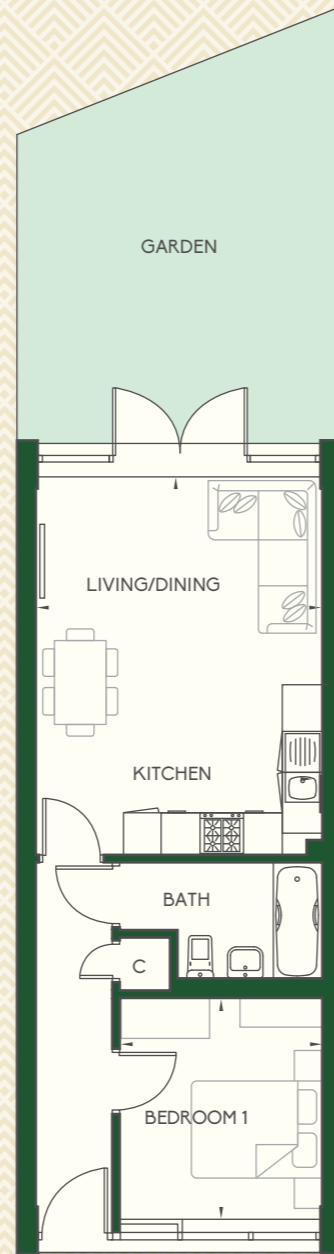
Perfectly situated, this exclusive collection of luxury homes delivers innovative design with inspirational living. Each home is meticulously detailed to the most exacting standards with many enjoying open vistas.



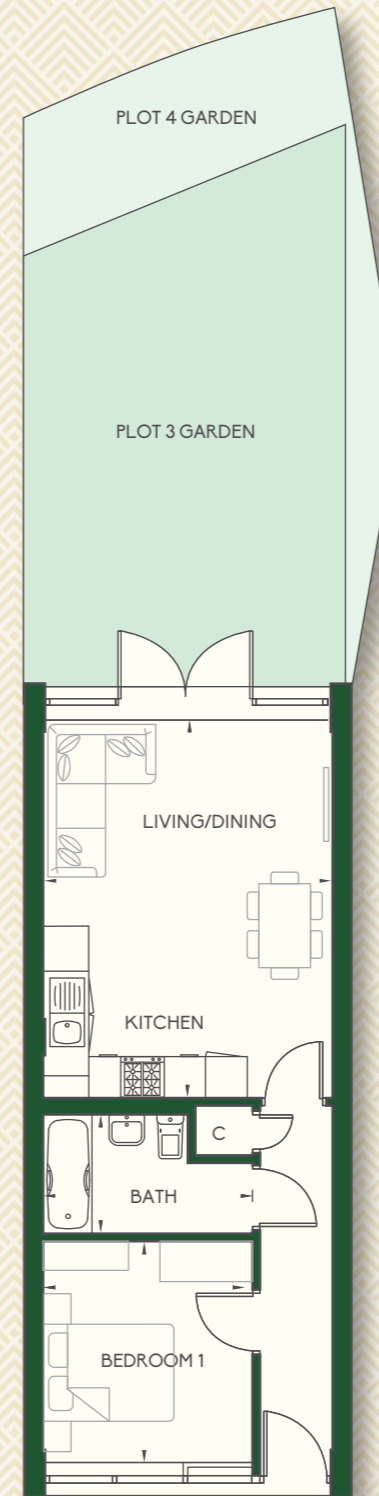
Computer generated image is indicative only.



PLOT 1



PLOT 2



PLOTS 3 & 4



PLOT 5

2 BEDROOM APARTMENT
GROSS INTERNAL AREA: 55 sq m (592 sq ft)

KITCHEN/LIVING/DINING	4.2m x 5.4m	13'11" x 17'10"
BEDROOM 1	2.9m x 3.2m	9'8" x 10'6"
BEDROOM 2	2.1m x 4.2m	7'1" x 13'11"
BATHROOM	2.1m x 1.7m	6'10" x 5'7"

1 BEDROOM APARTMENT
GROSS INTERNAL AREA: 46 sq m (495 sq ft)

KITCHEN/LIVING/DINING	4.1m x 5.4m	13'7" x 17'10"
BEDROOM 1	3.0m x 3.2m	9'10" x 10'6"
BATHROOM	2.1m x 1.7m	6'10" x 5'7"

1 BEDROOM APARTMENT
GROSS INTERNAL AREA: 46 sq m (495 sq ft)

KITCHEN/LIVING/DINING	4.2m x 5.4m	13'8" x 17'10"
BEDROOM 1	3.0m x 3.2m	9'10" x 10'6"
BATHROOM	2.1m x 1.7m	6'10" x 5'7"

1 BEDROOM APARTMENT
GROSS INTERNAL AREA: 39 sq m (420 sq ft)

KITCHEN/LIVING/DINING	4.0m x 6.6m	13'2" x 21'7"
BEDROOM 1	2.7m x 2.8m	9'0" x 9'3"
BATHROOM	1.5m x 2.0m	4'11" x 6'7"

C Cupboard Plot Communal Area



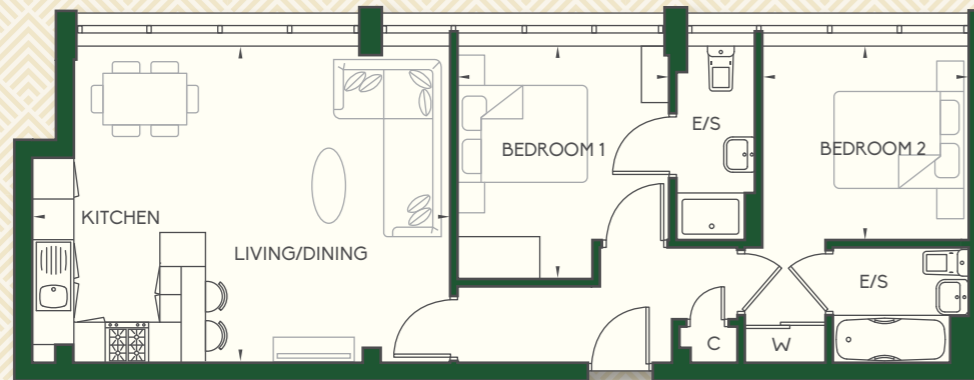
GROUND FLOOR FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR

C Cupboard --- Restricted Headroom
W Wardrobe Plot Communal Area

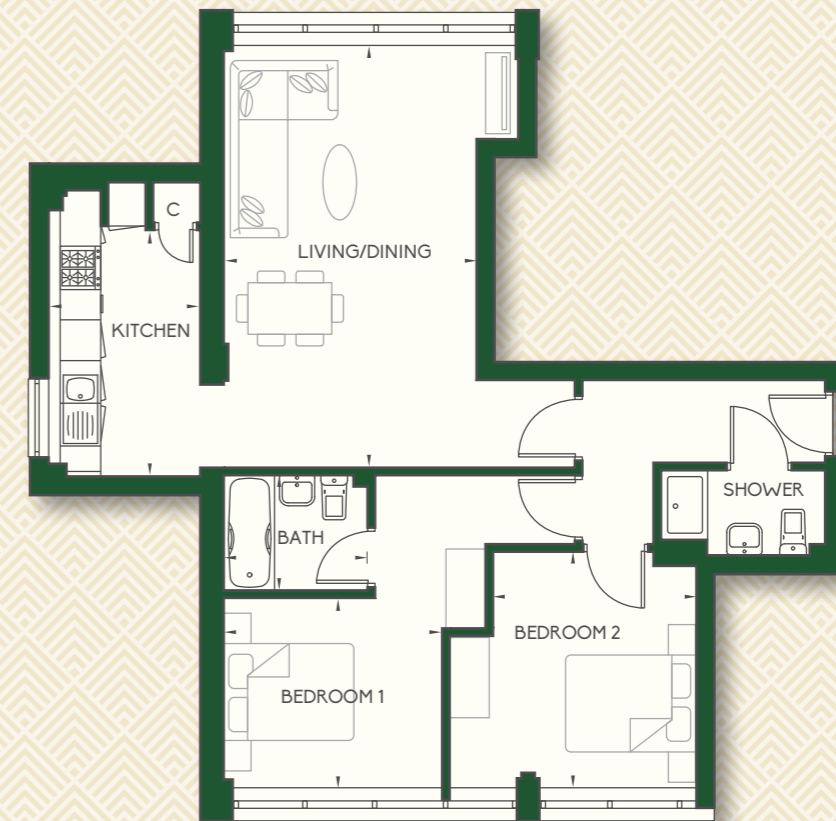
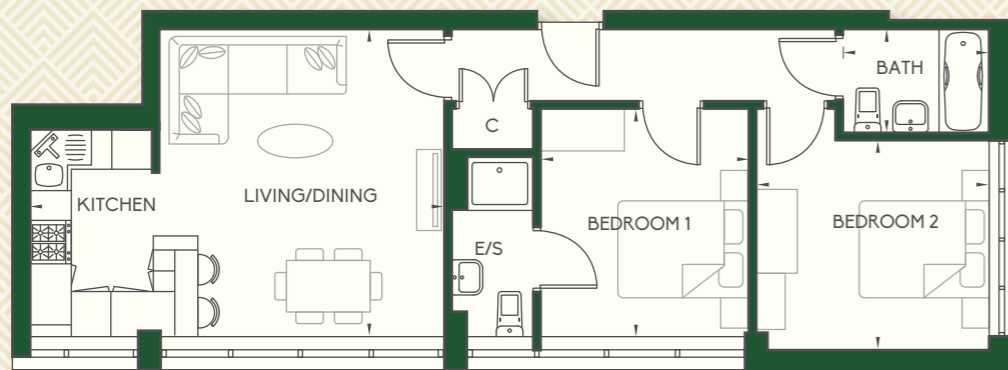


GROUND FLOOR FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR

PLOTS 7, 10, 13, 16 & 19



PLOTS 6, 9, 12, 15 & 18



PLOTS 6, 9, 12, 15 & 18

2 BEDROOM APARTMENT
GROSS INTERNAL AREA: 58 sq m (624 sq ft)

KITCHEN/LIVING/DINING	6.0m x 4.4m	19'9" x 14'5"
BEDROOM 1	3.0m x 3.3m	9'10" x 10'9"
BEDROOM 2	3.4m x 3.0m	11'0" x 9'11"
BATHROOM	2.1m x 1.5m	6'9" x 4'11"

PLOTS 7, 10, 13, 16 & 19

2 BEDROOM APARTMENT
GROSS INTERNAL AREA: 60 sq m (646 sq ft)

KITCHEN/LIVING/DINING	6.0m x 4.6m	19'10" x 17'10"
BEDROOM 1	3.1m x 3.4m	10'1" x 11'1"
BEDROOM 2	2.9m x 2.8m	9'7" x 9'2"

PLOTS 8, 11, 14, 17 & 20

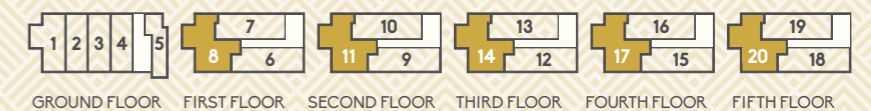
2 BEDROOM APARTMENT
GROSS INTERNAL AREA: 74 sq m (797 sq ft)

KITCHEN	2.1m x 4.2m	7'1" x 13'11"
LIVING/DINING	4.2m x 6.1m	13'11" x 19'11"
BEDROOM 1	3.1m x 2.8m	10'4" x 9'1"
BEDROOM 2	3.5m x 3.4m	11'7" x 11'3"
BATHROOM	2.4m x 1.3m	7'10" x 4'3"

C Cupboard E/S En Suite
W Wardrobe Plot Communal Area



C Cupboard Plot Communal Area



ENJOY OPEN PLAN LIVING

ROOM TO BREATHE

This exclusive collection of just 20 apartments in the centre of Chelmsford has been carefully planned for today's modern lifestyles. Exclusively yours, exclusively Chelmsford, this prestigious development from Cadena is perfectly located for truly aspirational living.

Just moments from the city centre with its big brand stores, bars, clubs and cafés, you can live life as it is meant to be lived. Plus with excellent connections to London and East Anglia, you'll be perfectly positioned to travel for both work and leisure.



SPECIFYING EXCELLENCE

KITCHENS

- Contemporary matt stone base units with driftwood wall units
- Indesit fan oven with grill in stainless steel finish
- Stainless steel chimney hood
- Indesit integrated microwave in stainless finish
- Indesit integrated dishwasher
- Whirlpool integrated 70-30 fridge freezer
- Indesit integrated washer dryer
- Franke stainless steel sink
- Franke polished chrome tap

FINISHES

- Quickstep Impressive Ultra Soft Oak Light to hallways, living and kitchen areas
- Hampton Court wool mix carpet with Scotchgard™
- Brushed chrome door handles
- White painted skirting and architraves
- White painted walls and ceilings

BATHROOMS AND EN SUITES

- White sanitaryware
- Chrome mixer taps
- Thermostatic mixer showers
- Porcelain tiles to floors
- Walls fully tiled in shower and around bath, half tiled on other walls.
- Polished chrome shaver sockets

LIGHTING AND ELECTRICAL

- Recessed LED spotlights in living room, kitchen, bathroom and hallway
- Pendant light fittings in bedrooms
- TV and Sky points to living room
- BT points to living room and master bedroom
- TV points in bedrooms
- Communal Sky satellite receiver
- Brushed chrome switches
- Brushed chrome sockets

WINDOWS

- UPVC double glazing
- Security locks
- Fensa certified

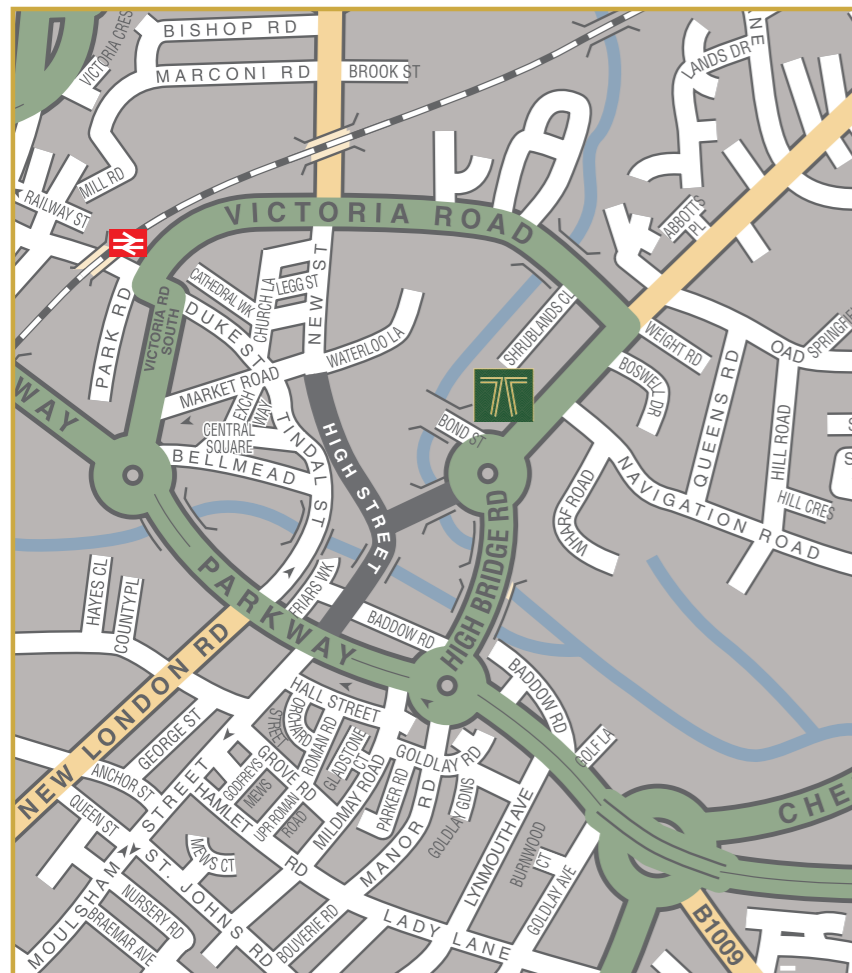
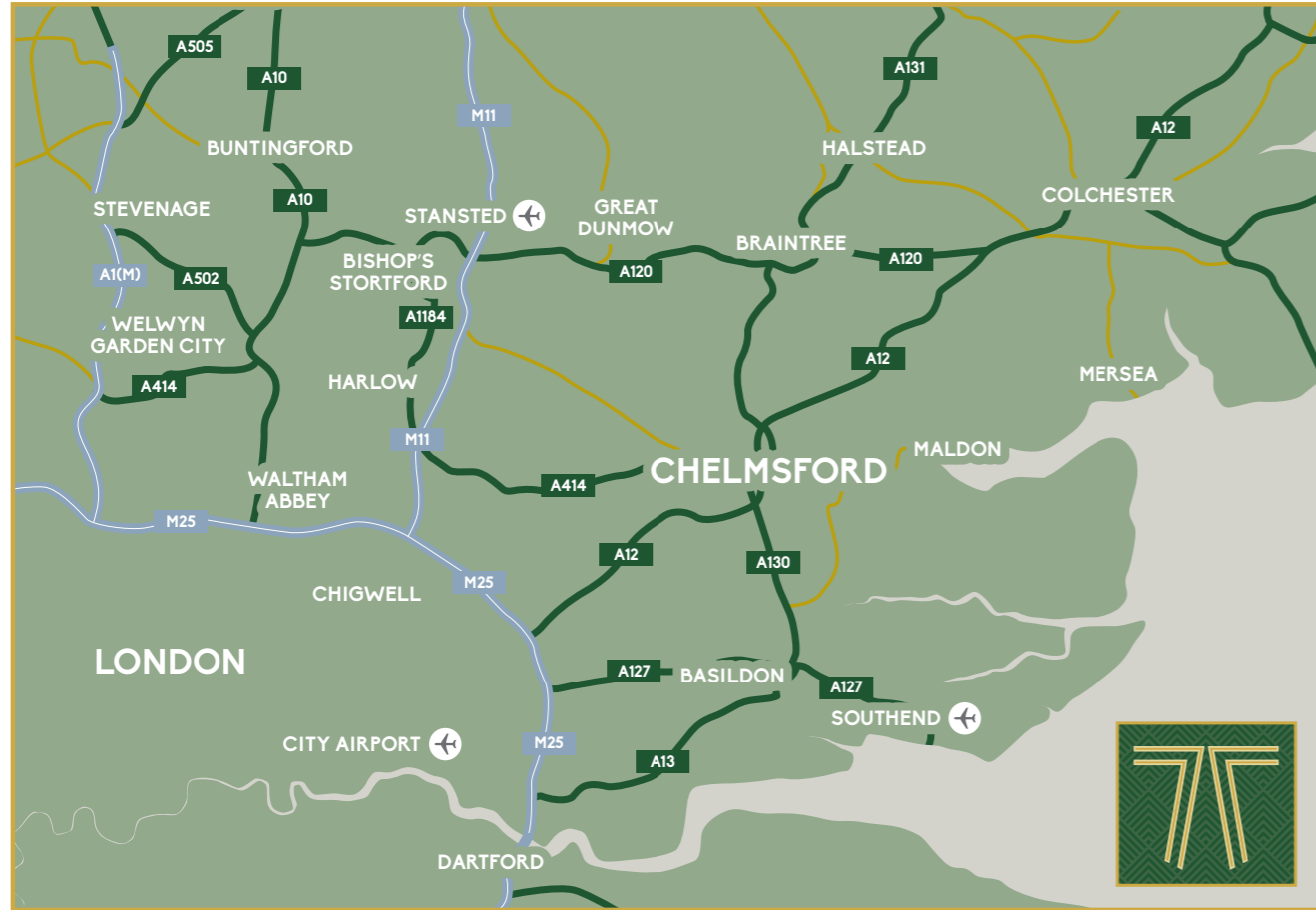
CENTRAL HEATING AND HOT WATER

- Elektra BP Instant Combi electric boiler

EXTERNAL

- 1 parking space per apartment
- Audio entry phone for car park barrier and building entrance
- Landscaped areas
- Bin store
- Cycle parking

Specification. Please ask Sales Consultants for full specification details as the above is supplied as a guide only. Please note that all images shown are indicative examples only and are used purely as a guide to craftsmanship and finish. Cadena reserve the right to amend the elevations, specification, design and layout as necessary without notice.



**DIRECTIONS FROM THE EAST
(A12, JUNCTION 19 BOREHAM)**

From the A12 take junction 19, signposted Boreham/Chelmsford and follow the directions into Chelmsford along the A138. Continue on the A138 over 2 roundabouts, firstly at Chelmer Village and then Chelmer Retail Park. At the end of this road at the Army & Navy roundabout, take a right turn (4th exit) onto Parkway into the city centre. Continue, then at the 1st roundabout take the 3rd exit on to the A1099. Continue on this road until you hit the next roundabout and take the 3rd exit. Continue up this road for 0.3 miles and your destination will be on your left.

**DIRECTIONS FROM THE SOUTH AND WEST
(A12, JUNCTION 15 MARGARETTING)**

From the A12 take junction 15, signposted Margarettig/Chelmsford and follow the directions into Chelmsford along the A414 past Hylands Park on your left. Continue to the roundabout and take the 2nd exit onto London Road/A1114, take the 2nd exit at the next roundabout and then across the bridge. At the next roundabout (Miami roundabout) take the 2nd exit onto Princes Road A1114 to the next roundabout. Take the 2nd exit to stay on A1114. At the next roundabout take the 1st exit then the 3rd exit at the next roundabout and you will find yourself on the A1099 High Bridge Road. Take the 3rd exit. Continue up this road for 0.3 miles and your destination will be on your left.

The information contained within these sales particulars should not be relied upon as statements or representation of fact. Prospective purchasers should note any elevations, room sizes/layouts have been taken from plan and may vary as construction takes effect. Any plans shown are not to scale and are for guidance purposes only. Prospective purchasers are advised to confirm such details before entering into a binding contract and are also advised to check current availability with the local office prior to making a journey. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only and therefore may not represent the actual specifications, development or surrounding/immediate area. Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developer operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All distances quoted are approximate only and are taken from maps.google.co.uk. Times quoted are based on travelling by car. This brochure is a marketing document and does not constitute or form any part of a contract of sale. The information contained within this document does not constitute part of any offer, contract or warranty. The floorplans and measurements shown are for the Seventy Seven development. All dimensions shown are maximum. They are approximate only and exact layout and size may vary. Please speak to your sales advisor for more information. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. No balconies or outdoor areas are shown on block/plot locators. Where multiple plots are listed - dimensions may vary slightly from those shown. April 2016.



Misrepresentation Clause

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: plans and drawings are for identification purposes only and do not form any part of any contract. Measurements and areas are approximate and whilst believed to be accurate, an intending lessee or purchaser must satisfy themselves as to their accuracy. No responsibility is taken for any error, omission or misstatement in this brochure which does not constitute or form part of an offer or contract. No representations or warranty is made or given in the brochure or any negotiations consequent thereon. Any rents or prices quoted may be subject to VAT in addition. All plans and maps used in this brochure are not to scale and are for identification purposes only. As responsible Landlords, Beresfords have regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy. Alternatively the document can be found at www.commercialleasescodecw.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone 020 7334 3806.

Beresfords

TEL: 01245 500555
www.beresfords.co.uk



CADENA