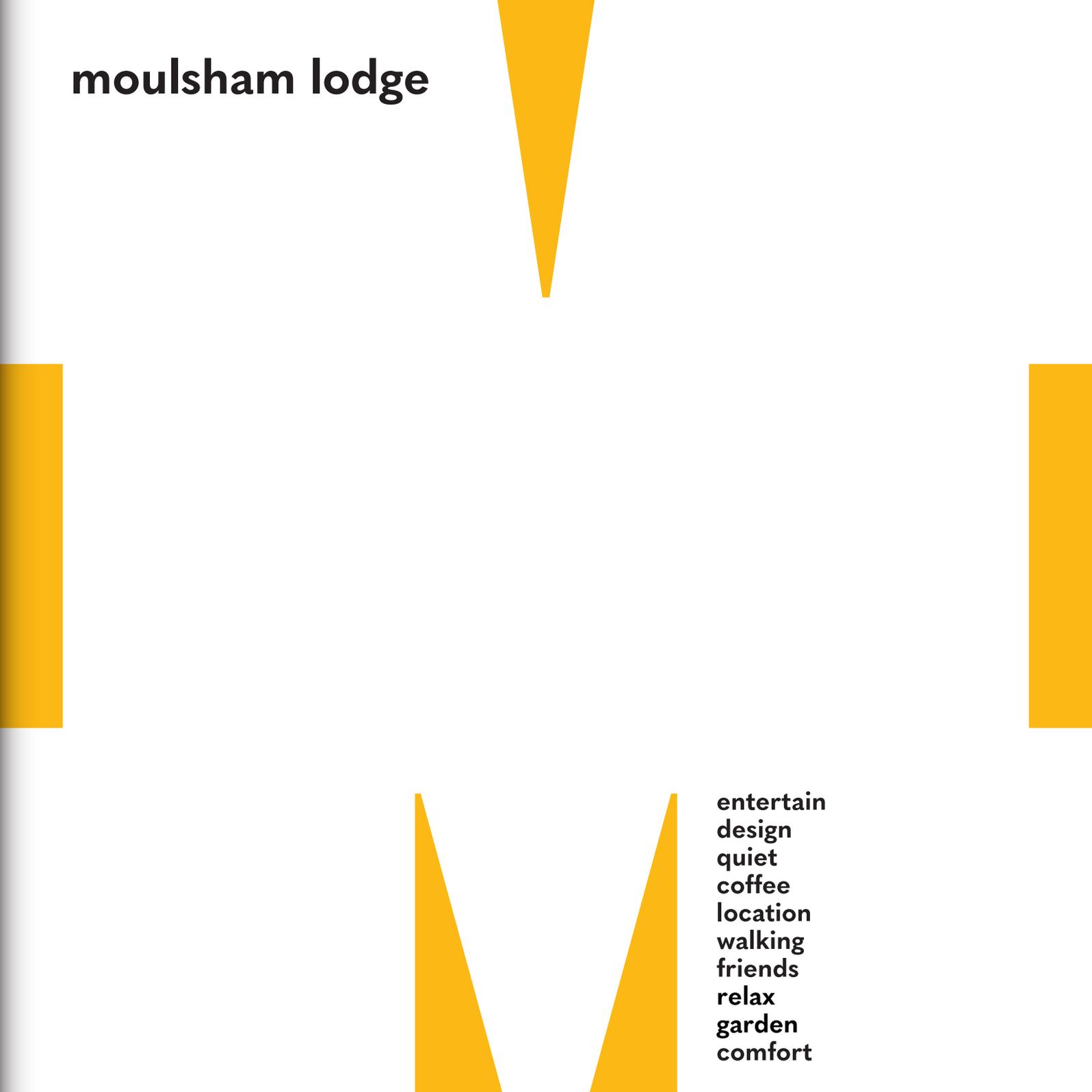


moulsham lodge



entertain
design
quiet
coffee
location
walking
friends
relax
garden
comfort



moulsham lodge

A contemporary collection of architect designed 1 & 2 bedroom apartments set around private gardens with specially commissioned artwork in the form of oak bench seating.

Located in the vibrant community of Moulsham, a short distance to Chelmsford city centre.





Culture

Day or night, there's plenty of entertainment in this county city – from clubs, classes, museums, cinemas and the theatre.



Space

Stretch out and relax in the green open spaces. Take a stroll in Central Park, discover Hylands Estate or enjoy the facilities at Oaklands Park.



Central Park provides a place to relax and unwind in the heart of Chelmsford, take in the beautiful gardens or enjoy a coffee by the lake

Shops

Chelmsford offers an abundance of retail stores from small independent speciality shops, to designer boutiques and brand name stores. And with its own prestigious Bond Street, there's little need to hop on the train to London.





Art

Take a seat and enjoy the public art in the apartment gardens, the specially commissioned benches were designed by artist Howard Bowcott and created with green oak.



Commute

Cycle to the station in 10 minutes. Reach London Liverpool St in 30 minutes. Or drive to London Stansted in 45 minutes.

There's plenty of space to keep fit in the open, get active and join in a Parkrun in Central Park



Lifestyle

Be part of the lively and vibrant atmosphere in Moulsham, an established residential area just a short distance from the city centre.

Enjoy the benefits of being close to a lively city with a wide choice of retail and leisure facilities, while enjoying green open spaces.

Take a break and enjoy the accessible road and rail routes to London and beyond, or take a trip eastwards and discover the East Anglian coast.









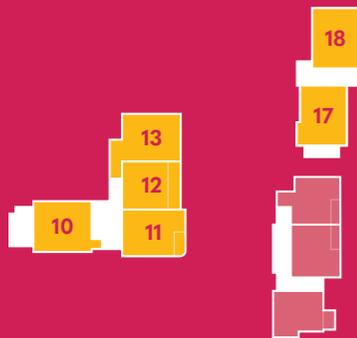
- Train**
London Liverpool St
30 minutes
- Westfield Stratford**
25 minutes
- Car**
Stansted Airport
45 minutes
- Cycle**
Chelmsford Station
10 minutes
- Walk**
Bond Street
30 minutes

Site Map

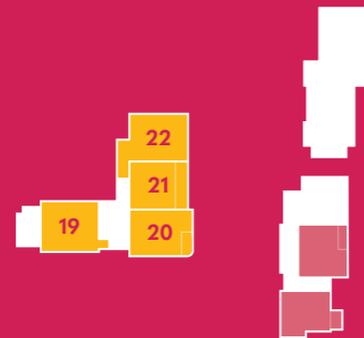
Moulsham Lodge consists of three separate buildings with formal gardens set at the rear and parking to the front, with electric vehicle charging points and covered cycle parking spaces.



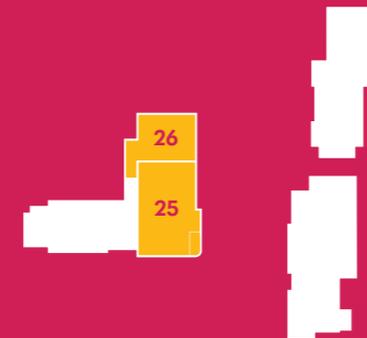
First Floor



Second Floor



Third Floor



Block A Plots 4, 13, 22 & 26

Living / Kitchen
3.36m x 7.65m

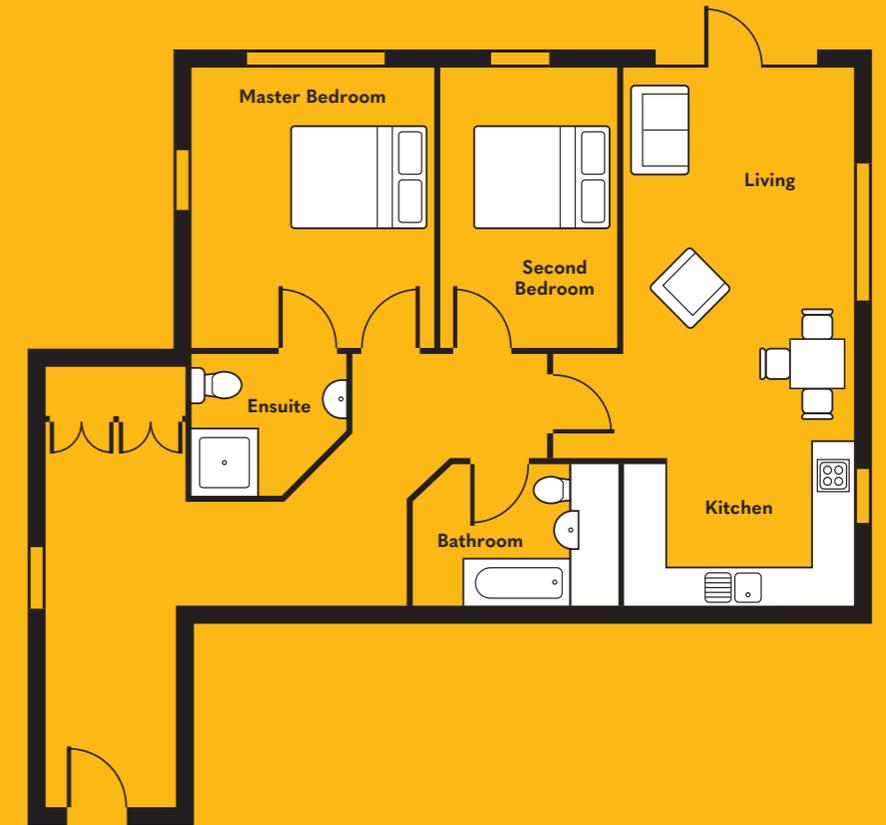
Master Bedroom
3.50m x 4.00m

Ensuite
2.04m x 2.18m

Second Bedroom
4.00m x 2.60m

Bathroom
2.64m x 2.05m

GIA
87.5sqm / 941.8sqft



Please note apartment shown is plot 4 (G) and other plots are a similar configuration. Plots 13 (1), 22 (2) & 26 (3) have balconies

Floor measurements are finished internal GIA - Gross Internal Floor Area

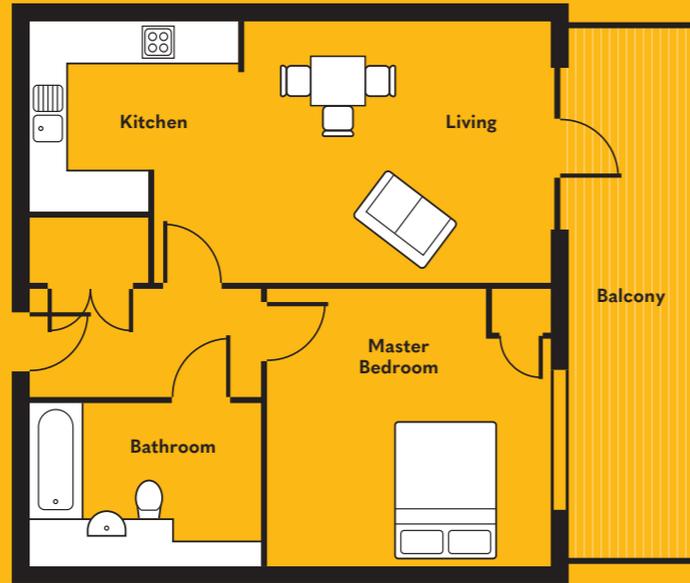
Block A Plots 3, 12, & 21

Living / Kitchen
7.49m x 3.77m

Master Bedroom
4.13m x 4m

Bathroom
3.34m x 2m

GIA
60sqm / 646sqft



Please note apartment shown is plot 3 (G) and other plots are a similar configuration. Plots 12 (1) & 21 (2) have balconies

Floor measurements are finished internal
GIA - Gross Internal Floor Area

Block A Plots 2, 11 & 20

Living / Kitchen
4.29m x 7.41m

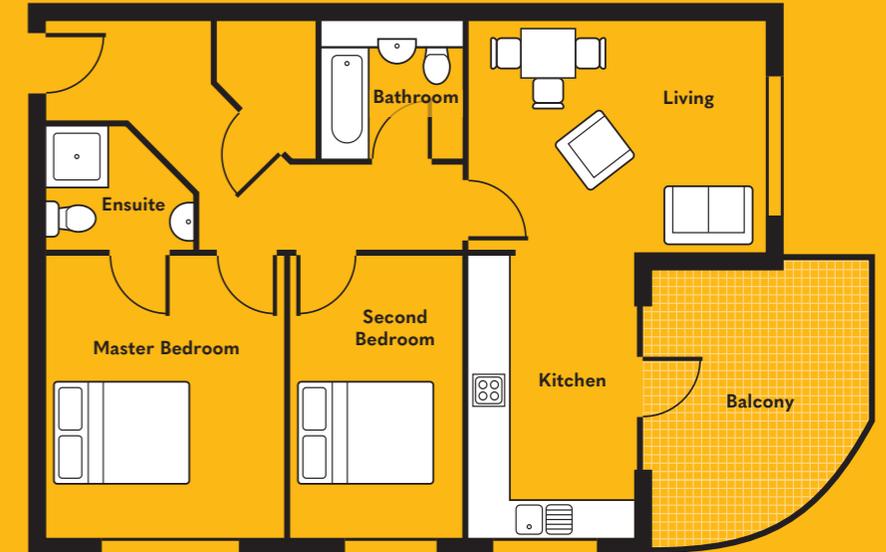
Master Bedroom
3.42m x 4.09m

Ensuite
2.06m x 1.78m

Second Bedroom
2.53m x 4.09m

Bathroom
2.05m x 2m

GIA
71sqm / 764sqft



Please note apartment shown is plot 2 (G) and other plots are a similar configuration. Plots 11 (1) & 20 (2) have balconies

Floor measurements are finished internal
GIA - Gross Internal Floor Area

Block A Plots 1, 10, & 19

Living / Kitchen
3.29m x 8.24m

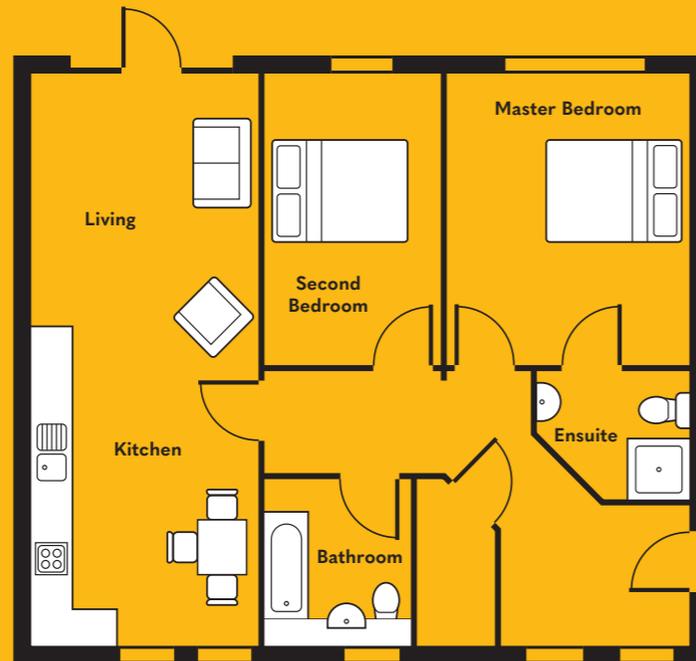
Master Bedroom
3.52m x 4.18m

Ensuite
2.18m x 1.86m

Second Bedroom
2.58m x 4.18m

Bathroom
2.12m x 2.35m

GIA
79sqm / 850sqft



Please note apartment shown is plot 1 (G) and other plots are a similar configuration. Plots 10 (1) & 19 (2) have balconies

Floor measurements are finished internal
GIA - Gross Internal Floor Area

Block A Plot 25 (Penthouse)

Living / Kitchen
7.60m x 4.73m

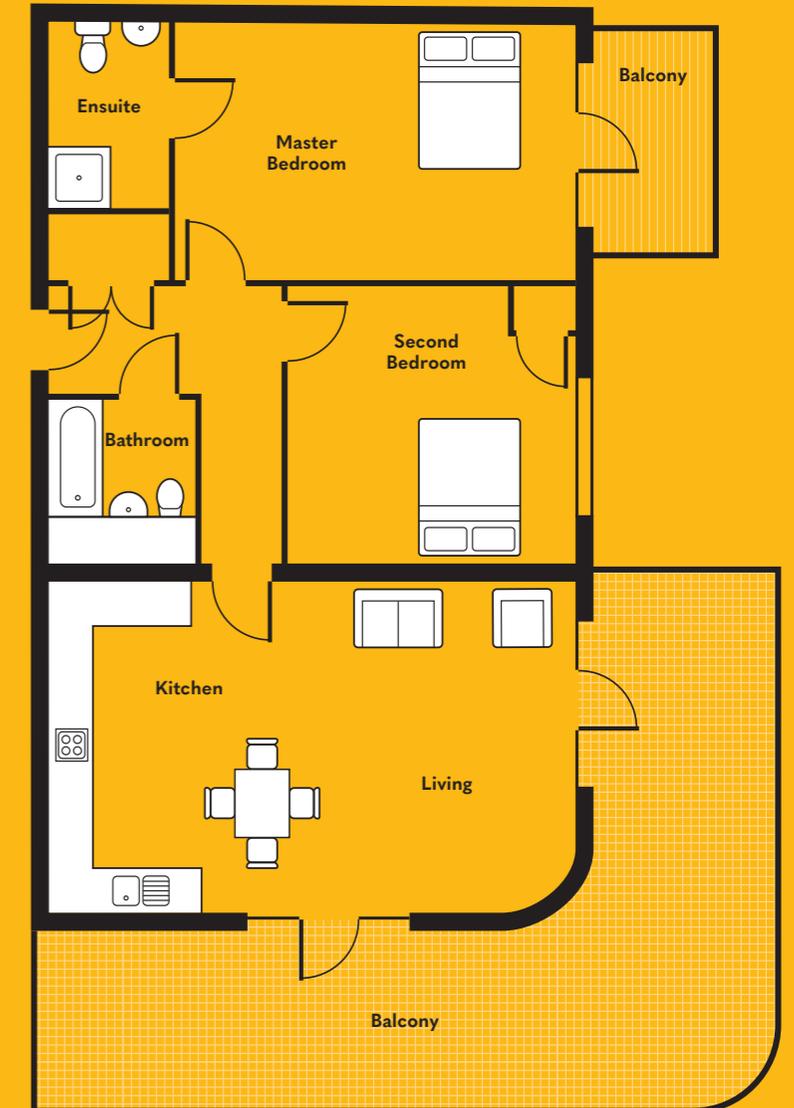
Master Bedroom
5.79m x 3.77m

Ensuite
1.70m x 2.71m

Second Bedroom
4.13m x 4.00m

Bathroom
2.05m x 2m

GIA
98sqm / 1054sqft



Floor measurements are finished internal
GIA - Gross Internal Floor Area

Block C Plots 9 & 18

Living / Kitchen

7.56m x 3.47m

Master Bedroom

3.91m x 3.50m

Ensuite

1.80m x 2.05m

Second Bedroom

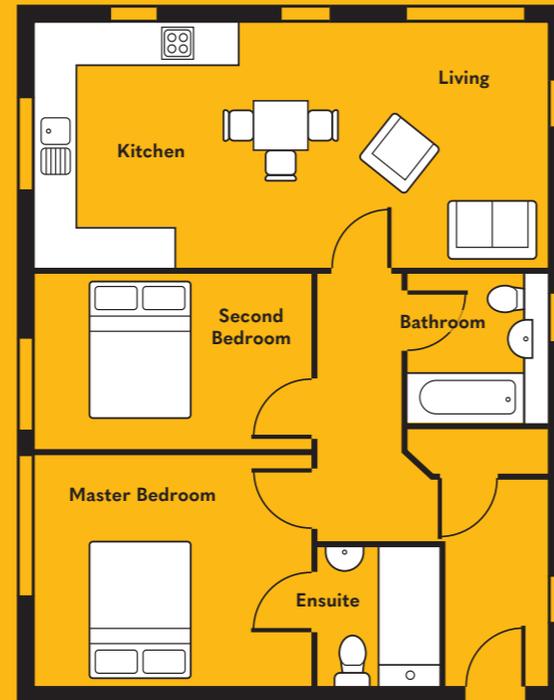
3.91m x 2.56m

Bathroom

2.18m x 2.19m

GIA

73.6sqm / 792.2sqft



Please note apartment shown is plot 9 (G) and other plots are a similar configuration. Plot 18 (1) has a balcony

Floor measurements are finished internal
GIA - Gross Internal Floor Area

Block C Plots 8 & 17

Living / Kitchen

8m x 3.51m

Master Bedroom

4.07m x 3.35m

Ensuite

1.81m x 1.99m

Second Bedroom

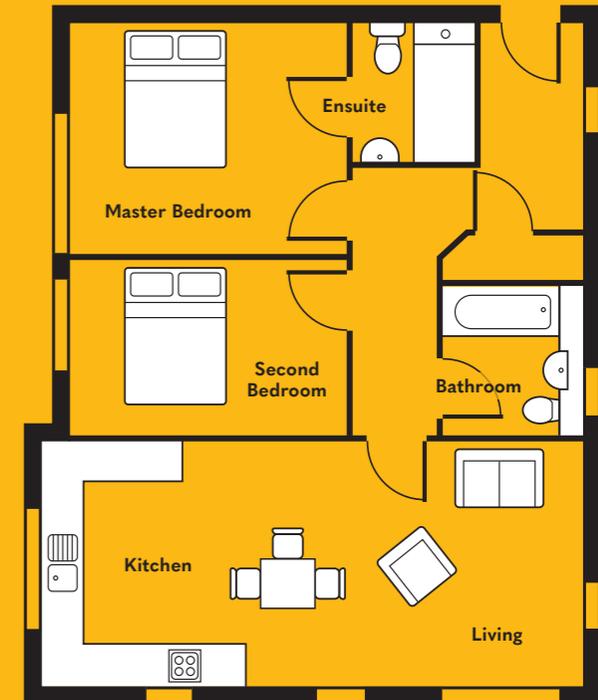
4.07m x 2.63m

Bathroom

2.03m x 2.16m

GIA

74.8sqm / 805.1sqft



Please note apartment shown is plot 8 (G) and other plots are a similar configuration. Plot 17 (1) has a balcony

Floor measurements are finished internal
GIA - Gross Internal Floor Area

Overview

Moulsham Lodge has 18 private and 8 specialist apartments. The common areas will be managed by appointed agents and a service charge payable. The specification for the private units is detailed here.



NHBC 10 year Buildmark warranty

Allocated parking spaces

Electric Vehicle Charging points

Managed communal open spaces

Bespoke public art commission

Balcony or terrace to all apartments

Audio visual entrance system

Lift access to upper floors in main building

Generous size apartments

Underfloor heating

Fully carpeted bedrooms

Integrated kitchen appliances

Multi-room TV points and broadband provision

(subject to subscription)

Finishes

Carpets to bedrooms

Wood effect laminate flooring to hallway, living room and kitchen

Ceramic tiles to bathrooms and ensuites

White matt vinyl paint to walls and ceilings

White satin paintwork to internal joinery

Kitchen

Contemporary style kitchen

Granite effect laminate worktops and high gloss white units

Integrated Zanussi appliances

Electric fitted double oven, induction hob and chimney style extractor hood

50/50 split fridge/freezer

Dishwasher & washer/dryer

Bathroom

Contemporary white Twyfords E100 bathroom suite

Wall hung semi pedestal hand basin with chromium plated mixer tap

Bath with chromium plated mixer taps and shower control

Clear glass shower screen

Ceramic tiled walls and floor

Heating

High efficiency mains gas combi boiler

Underfloor heating

Balconies

Timber decking/paved terrace

Brushed steel balustrade with glass panel

Services

Mains electricity, gas, water and drainage

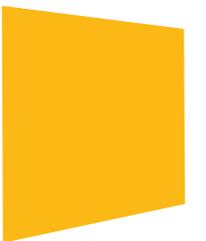
TV and broadband (subject to subscription)

Covered cycle parking

Allocated car parking spaces

Twin electric vehicle charging point - there will be a hybrid electric car club facility initially provided with free club membership for the first year

Communal bin store



Contact

Moulsham Lodge is built by DCH Construction and designed by Saunders Boston Architects. The sole selling agents are Fenn Wright.

For further information please contact:

Fenn Wright
chelmsford@fennwright.co.uk
01245 292100

or visit moulshamlodge.com

Fenn Wright

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moulshamlodge.com