



## Mary Munnion Quarter, Chelmsford, Essex, CM2 9FT

Council Tax Band C (Chelmsford City Council)



Guide Price £300,000 - £325,000 Leasehold

This exceptional two-bedroom, two-bathroom first-floor luxury apartment forms part of an elegant conversion within a stunning character building, seamlessly blending period charm with contemporary living. Thoughtfully designed and beautifully finished throughout, the apartment offers generous proportions, high ceilings and an excellent flow of accommodation.

The heart of the home is the impressive living room, a bright and inviting space ideal for both entertaining and everyday living. The modern kitchen is well-appointed with sleek cabinetry and integrated appliances, providing a stylish yet practical environment for cooking.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefitting from a private en-suite shower room. A further luxury bathroom serves the second bedroom and guests, finished with contemporary fittings and a refined, hotel-style aesthetic. A particularly notable feature is the walk-in wardrobe, offering excellent storage and enhancing the apartment's sense of space and comfort.

Externally, the property further benefits from residents' parking, providing added convenience. Set within an exclusive development, this unique apartment combines historic character with modern convenience, making it an ideal home for professionals, downsizers or those seeking a high-quality lifestyle in a distinctive setting.

## Location

Located within the sought-after St Johns Development, the apartment enjoys a peaceful yet highly convenient position. The development is well placed for a wide range of local amenities including shops, cafés, restaurants and leisure facilities, all within easy reach.

Residents benefit from access to attractive green spaces and walking routes nearby, ideal for outdoor recreation and relaxation. Excellent transport links are a key advantage, with Chelmsford Station providing frequent mainline services to London Liverpool Street, making this an ideal base for commuters.

Families are well catered for with a number of well-regarded schools close by, offering strong educational options at both primary and secondary levels.

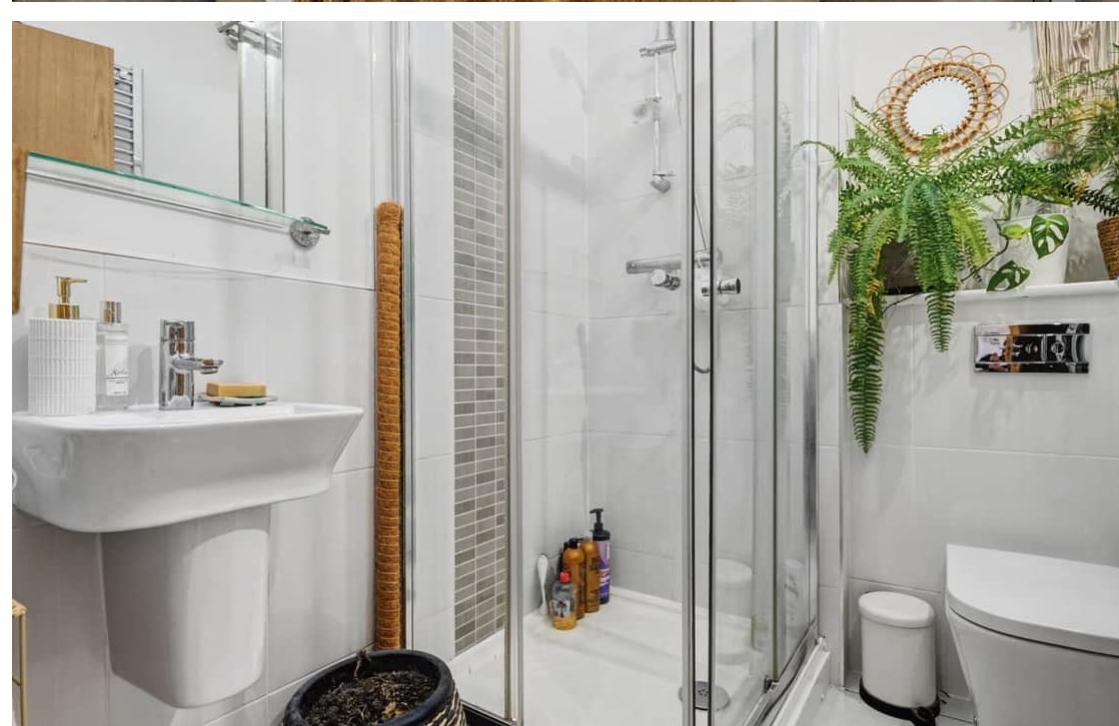
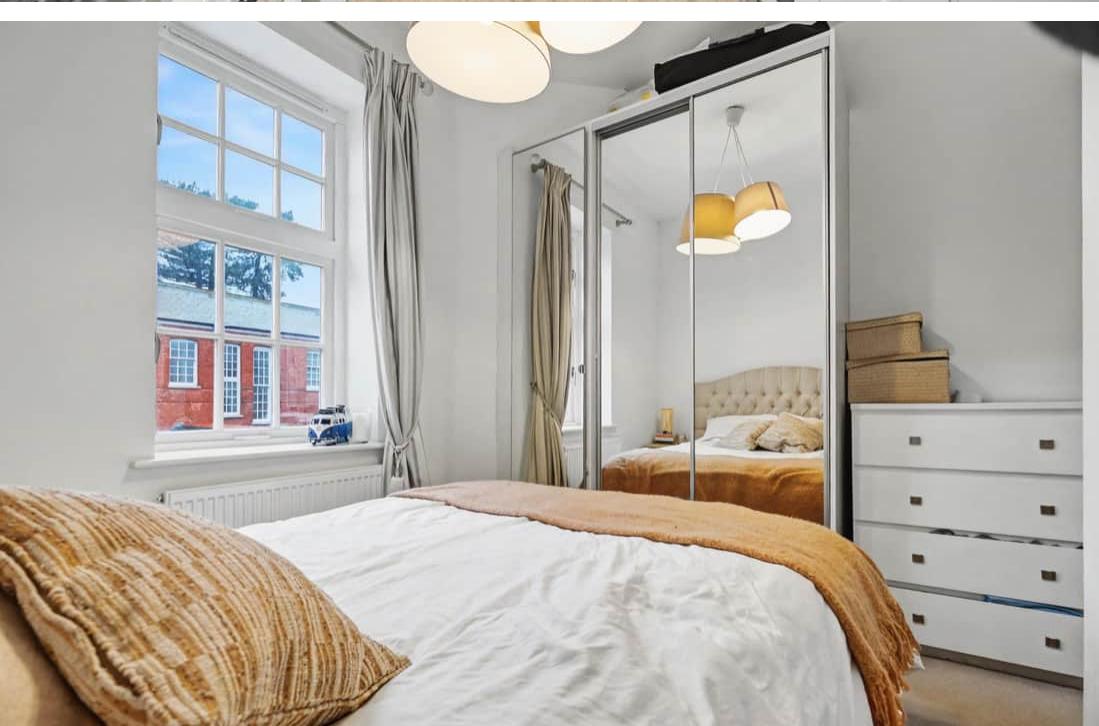
**Tenure: Leasehold** **Council Tax Band: C** **EPC Rating: C**

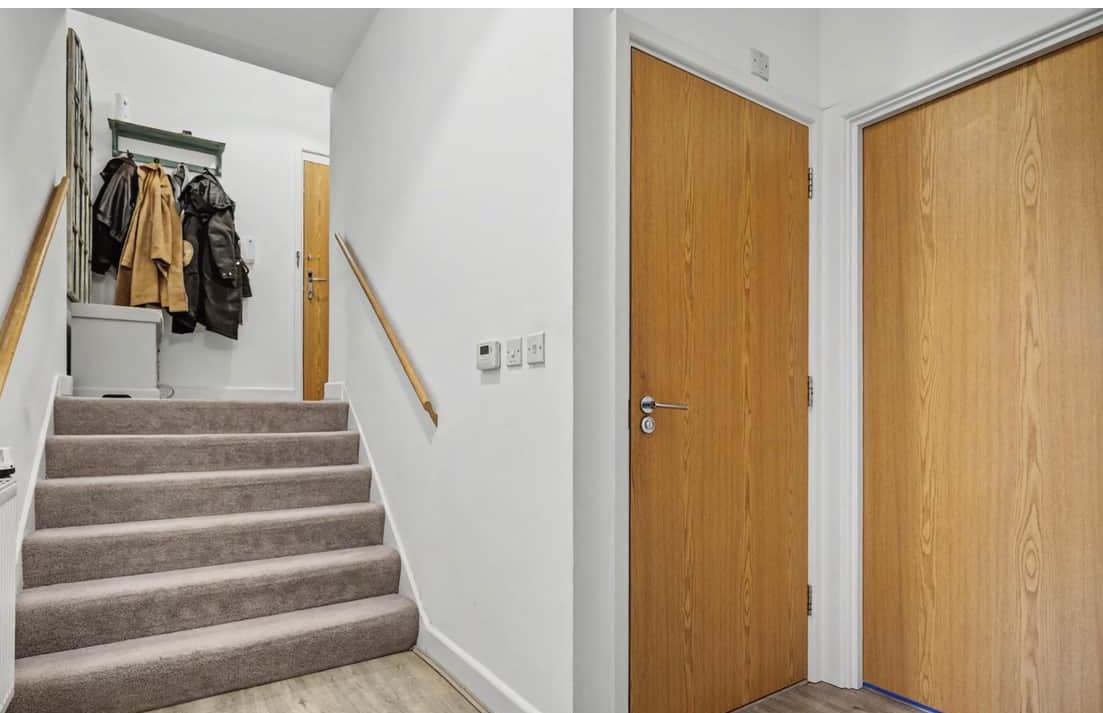
**Lease:** 125 Year Lease from 1st January 2013 **Lease Years Remaining:** 112 years **Ground Rent:** £250 per annum **Ground Rent Review Period:** Every 10 years and retail price index related. **Service Charge:** £1900 per annum

- Luxury first-floor apartment within a character conversion
- Two modern bathrooms, including an en-suite to the principal bedroom
- Contemporary fitted kitchen with appliances
- Residents Parking
- Convenient for Chelmsford station, amenities and green spaces

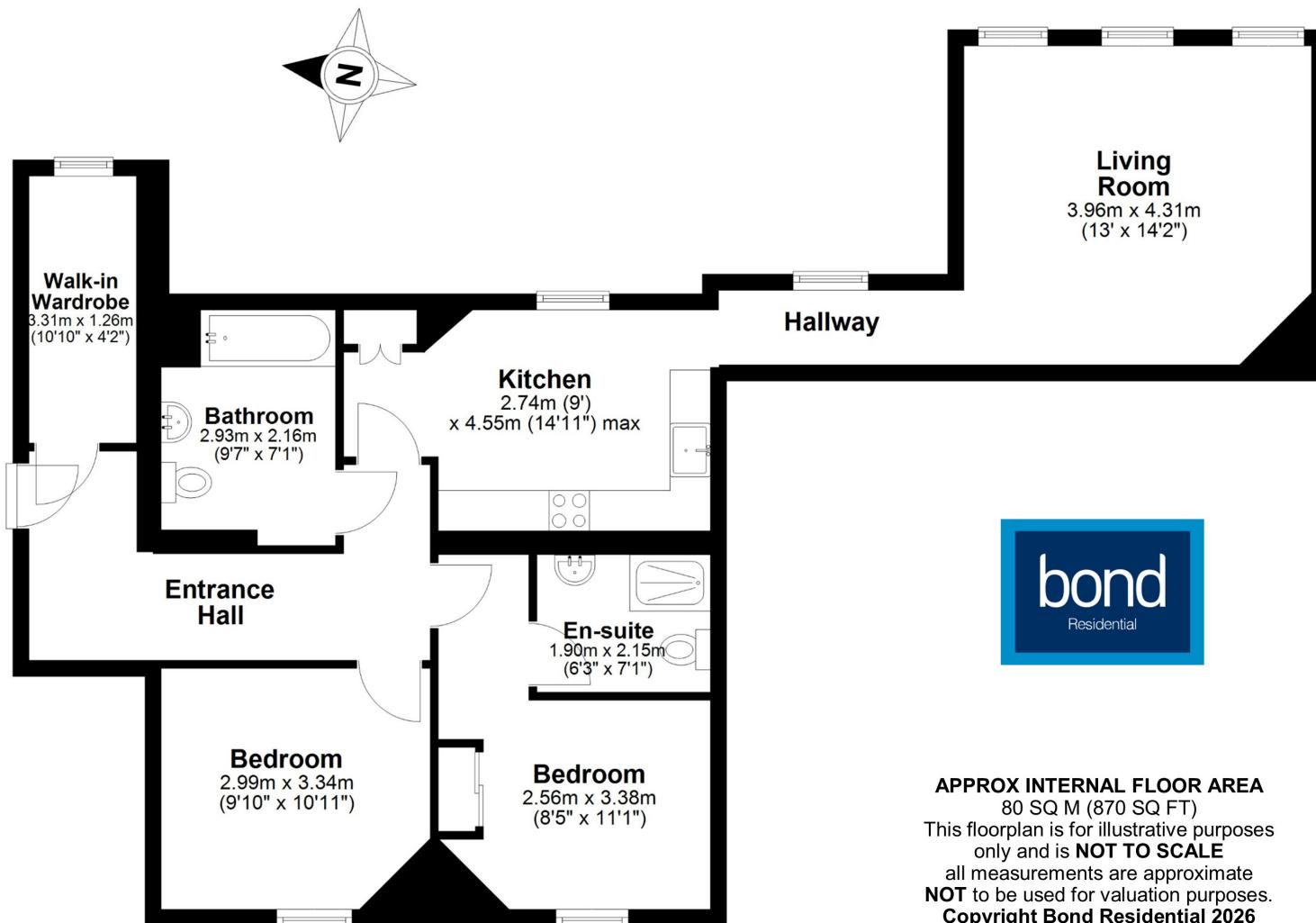
- Two well-proportioned double bedrooms
- Impressive living room with excellent natural light
- High ceilings to enhance the feeling of space
- Located in the prestigious St Johns Development







## Ground Floor



### APPROX INTERNAL FLOOR AREA

80 SQ M (870 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**

all measurements are approximate

**NOT** to be used for valuation purposes.

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