



High Street, Chelmsford, Essex, CM1 1BE

Council Tax Band C (Chelmsford City Council)

 1  2  1

£250,000 Leasehold

Nestled within a delightful period building, this first floor conversion apartment is now available for sale with no onward chain. This unique apartment offers a blend of character and modern convenience. Upon entering, you are greeted by a communal entrance. The apartment itself features an inviting entrance hall that leads into the open-plan living area. The fitted kitchen is equipped with built-in appliances. The living area is enhanced by three sash windows providing an abundance of natural light. There are two double bedrooms and a bathroom with modern white suite which completes the internal accommodation.

LOCATION

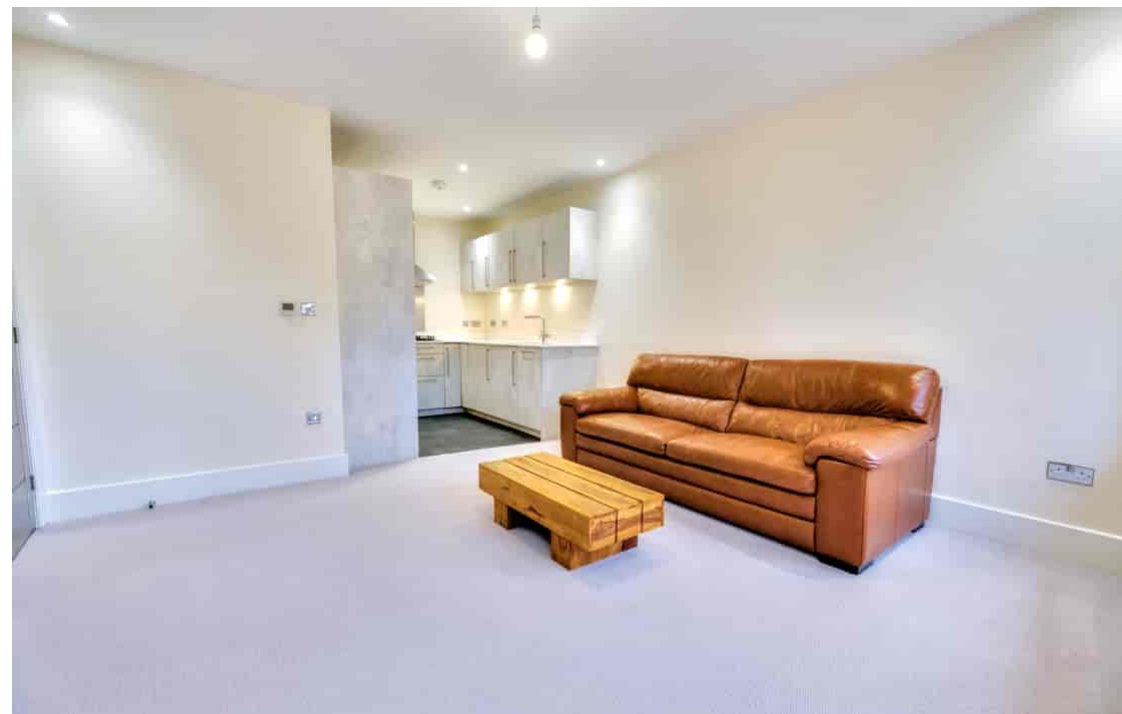
Situated just off of the High Street within Chelmsford city centre. Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

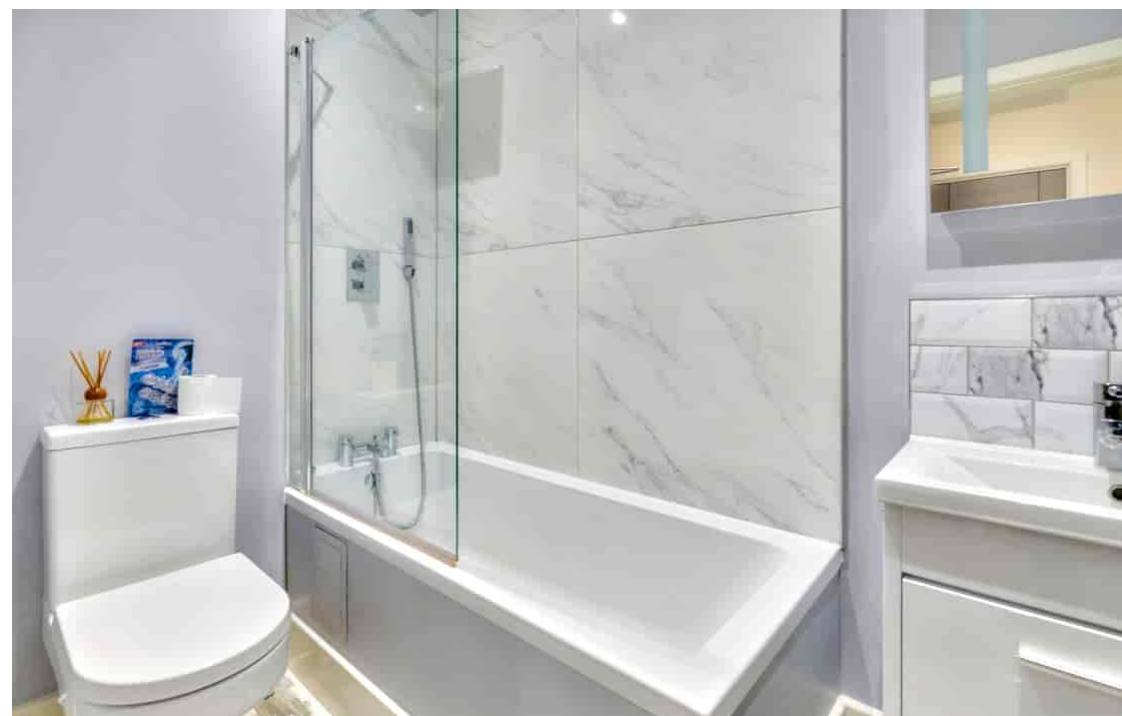
Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools. There is a selection of parks and open spaces within close proximity including Central Park which provides a pleasant riverside walk and cafe near the lake.

Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes.

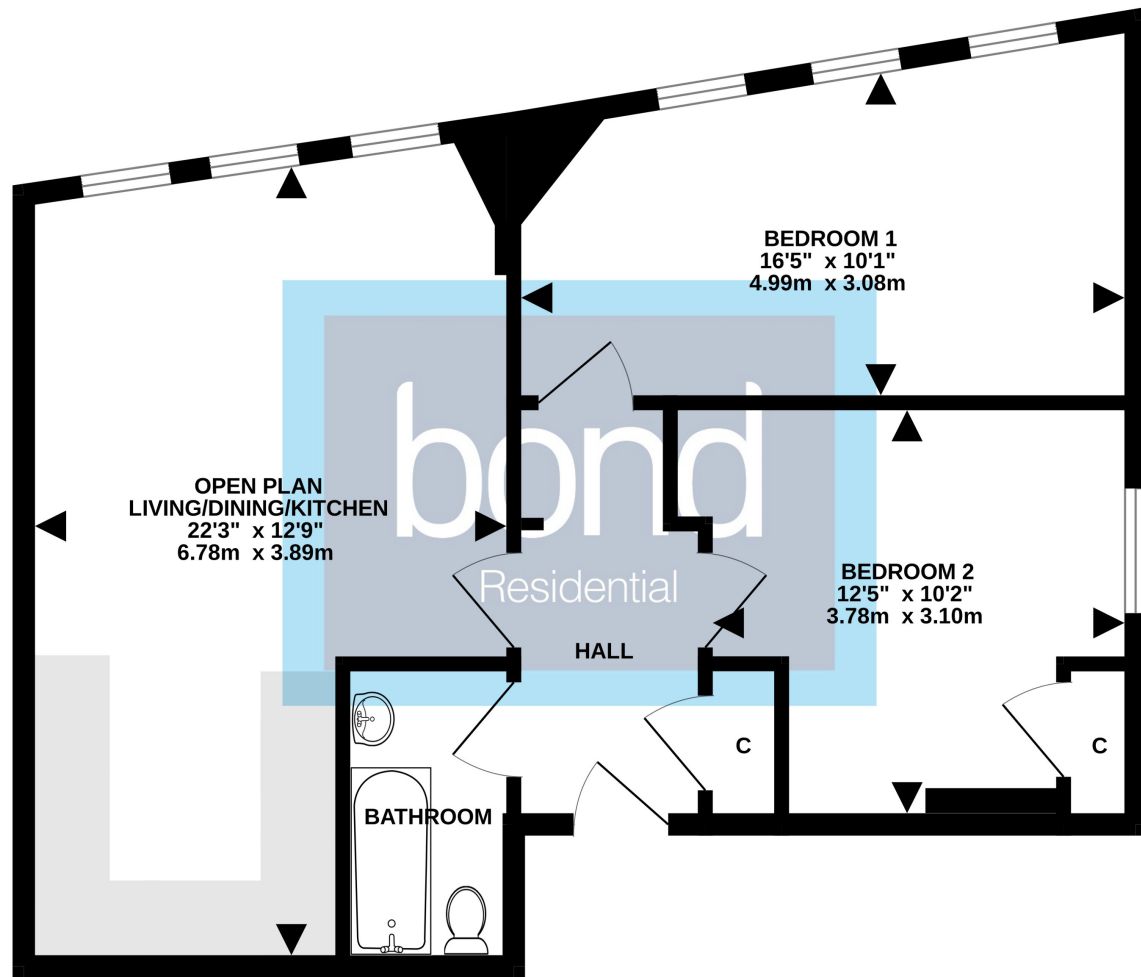
Tenure: Leasehold **Lease:** 125 years from and including 1 January 2020 and to and including 31 December 2143 **Ground Rent:** £275 per annum **Service Charge:** £840 per annum **EPC Rating:** C **Council Tax Band:** C

- Second Floor Conversion Apartment
- Two Double Bedrooms
- City Centre Location
- Open Plan Kitchen/Living Room
- Bathroom With Modern White Suite
- No Onward Chain





FIRST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.
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Energy Efficiency Rating		Current	Potential
100%	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk