



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

Council Tax Band C (Chelmsford City Council)



£300,000 Leasehold

## ACCOMMODATION

This two bedroom first floor conversion apartment is situated in a building of just three apartments and features open plan living accommodation with fitted kitchen area, two double bedrooms, bathroom with modern white suite and separate cloakroom. Externally the property benefits from two allocated parking spaces, communal bike shed and the St John's development features a number of open green landscaped spaces for residents to enjoy.

## LOCATION

Mary Munnion Quarter is located in the highly desirable St John's development off of Wood Street in Chelmsford which is within easy access of the A12 and conveniently located within 1.2 miles of Chelmsford city centre. There are a selection of local amenities within walking distance of the development with Tesco superstore at one end of Wood Street and a local parade of shops which includes a newsagents, chemist and doctors at the other end. St John's is spoilt for local schooling with a selection of outstanding private schools, two hugely popular primary schools in Moulsham Infants & Juniors and Mildmay Primary school as well as Moulsham senior school all within a mile of the St John's development. There is a regular bus service which runs along Wood Street and provides access to the City Centre.

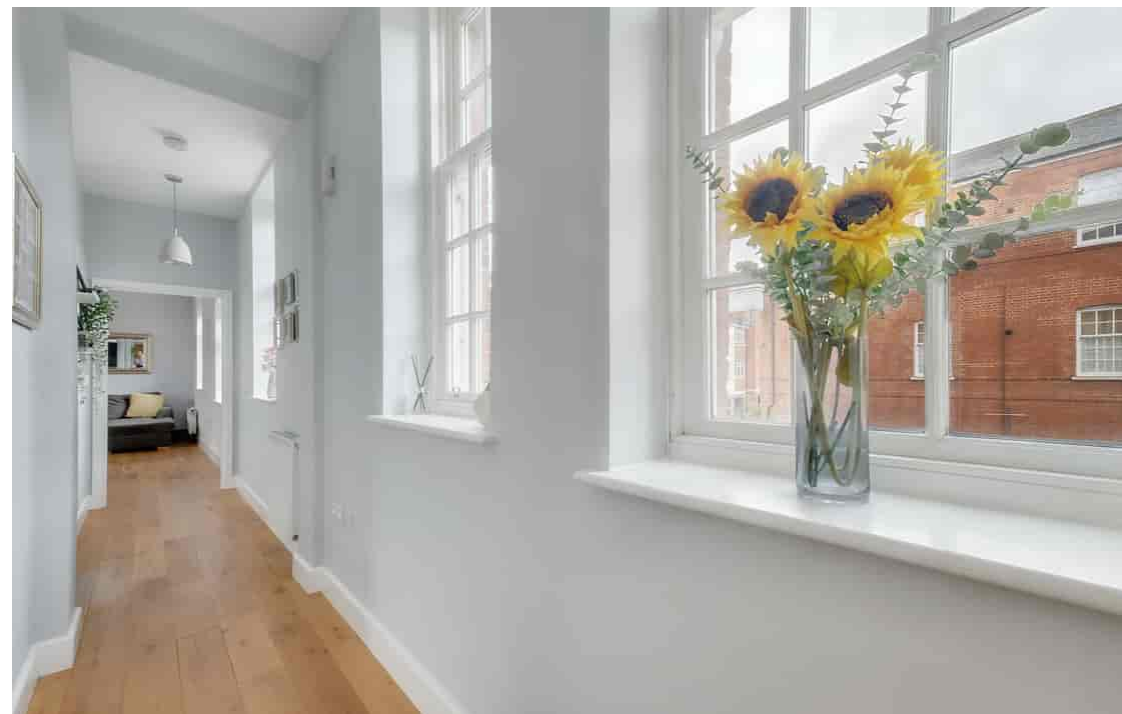
Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area including Chelmsford golf club that the development backs on to and the nearby Hylands Park estate and Oaklands park provide pleasant open spaces.

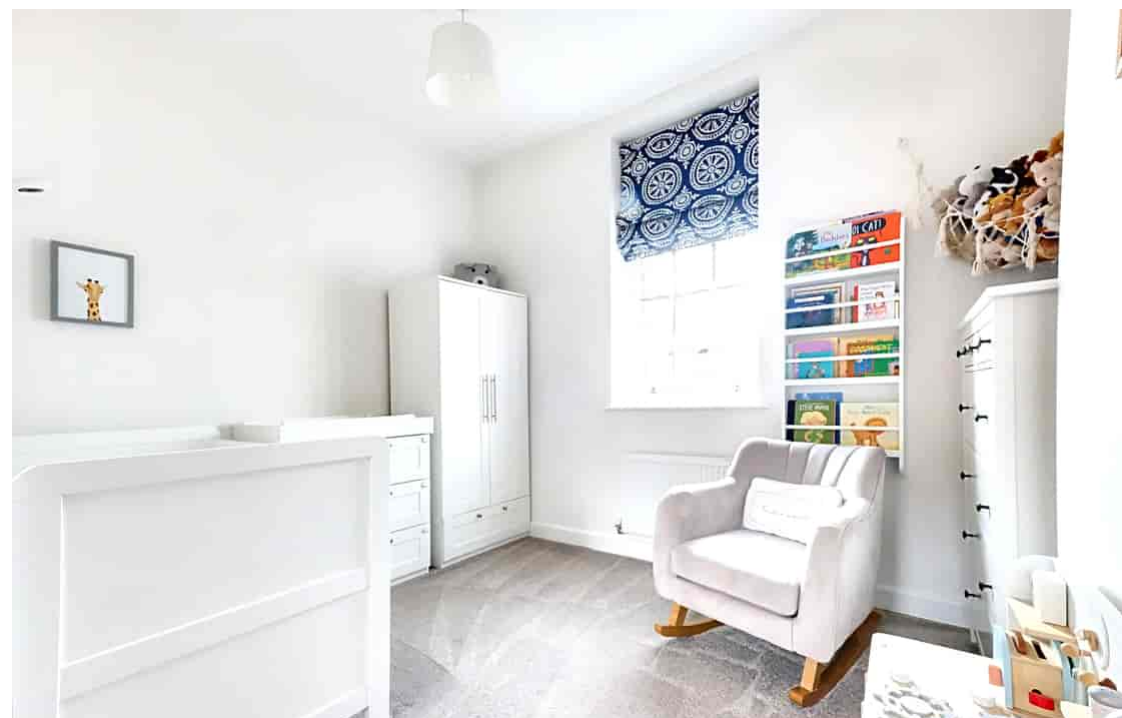
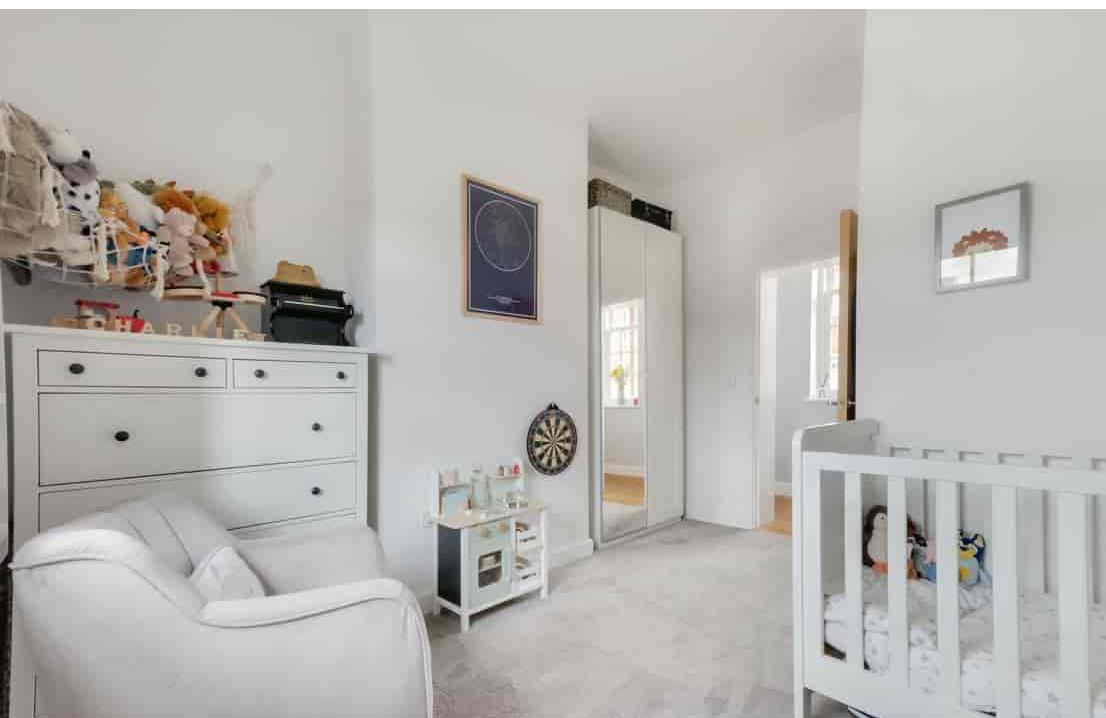
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- First Floor Conversion Apartment
- Open Plan Living Accommodation
- Bathroom With Modern White Suite
- Sought After St John's Development
- Two Double Bedrooms
- Fitted Kitchen Area
- Two Allocated Parking Spaces
- Viewing Highly Recommended



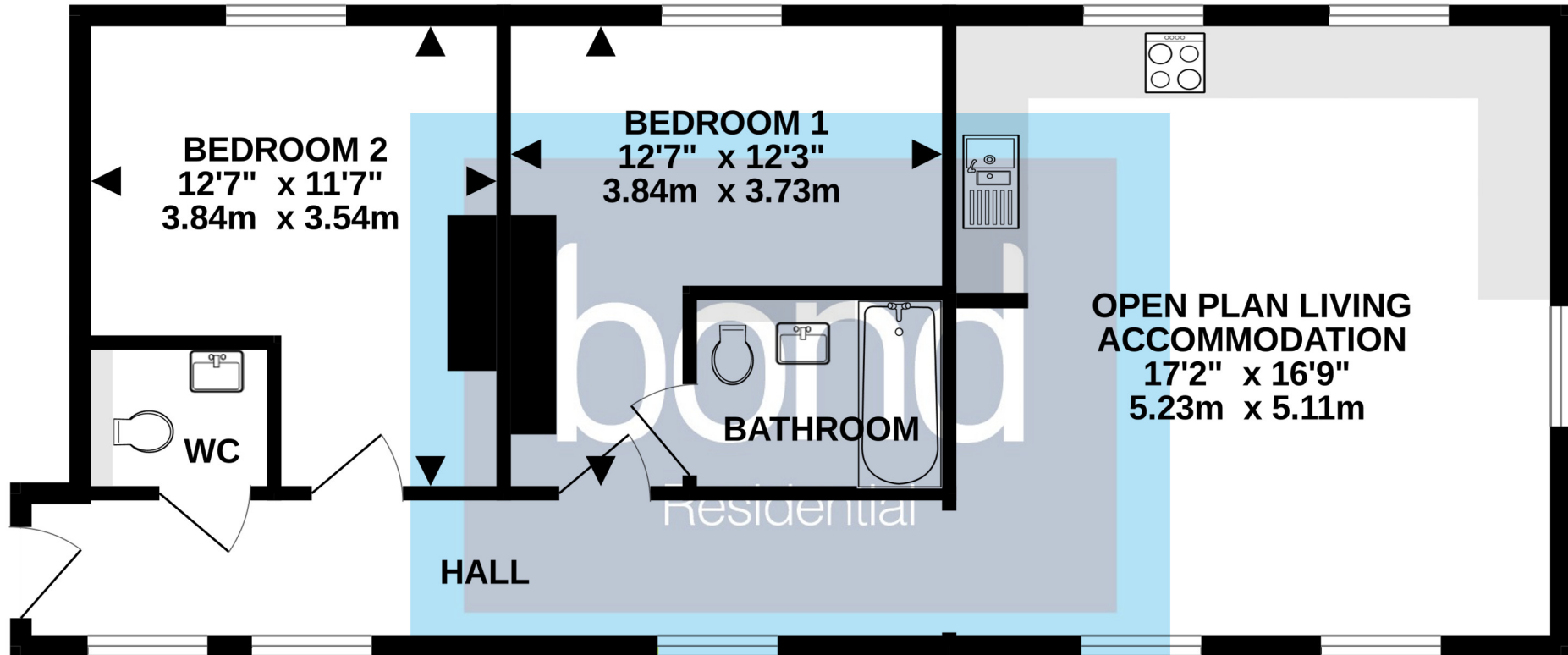






# FIRST FLOOR

693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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