

Eglinton Drive, Chancellor Park, Chelmsford, CM2 6YL



Energy Efficiency Rating



£275,000

# Eglinton Drive, Chancellor Park, Chelmsford, CM2 6YL



## ACCOMMODATION

This modern two bedroom first floor apartments comprises an entrance hall with airing cupboard, open plan living accommodation with fitted kitchen area, dining area with double doors retained by a Juliette balcony to the front, living area with double doors leading to the balcony which over looks the sports fields to the rear. Bedroom one with fitted wardrobes to one wall and en suite shower room with modern white suite, second bedroom and bathroom with modern white suite.

Externally the property benefits from a garage and additional visitors car port parking.

## LOCATION

The Chancellor Park development benefits from an abundance of open green spaces, with a park area to the front of the development, children's play area off of Cornelius Vale and sports park which includes football pitches, sports pavilion, astro tennis courts, floodlit multi-use hard surface area (Tennis, Netball, Football) and Bowling green. Chancellor Park forms part of Chelmer Village which offers its own village square with a range of day to day amenities and superstore, two popular primary schools, a pre-school, retail park with a range of high street brands, there are a selection of restaurants around Chelmer Village as well as open park space. For the commuters there is a regular bus service to Chelmsford city centre and mainline station which offers a direct service to London Liverpool St in as fast as 32 minutes. For those requiring road access Chancellor Park is conveniently located within easy access of the A12 and A130.

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 and gyms including the newly refurbished Riverside Ice & Leisure.

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 a selection of private schools

- **Modern First Floor Apartment**
- **Open Plan Living Accommodation**
- **Balcony Overlooking Sports Field**
- **Master Bedroom Suite With Built In Wardrobes And Ensuite**
- **Bathroom With Modern White Suite**
- **Garage**
- **No Onward Chain**
- **Viewing Highly Recommended**



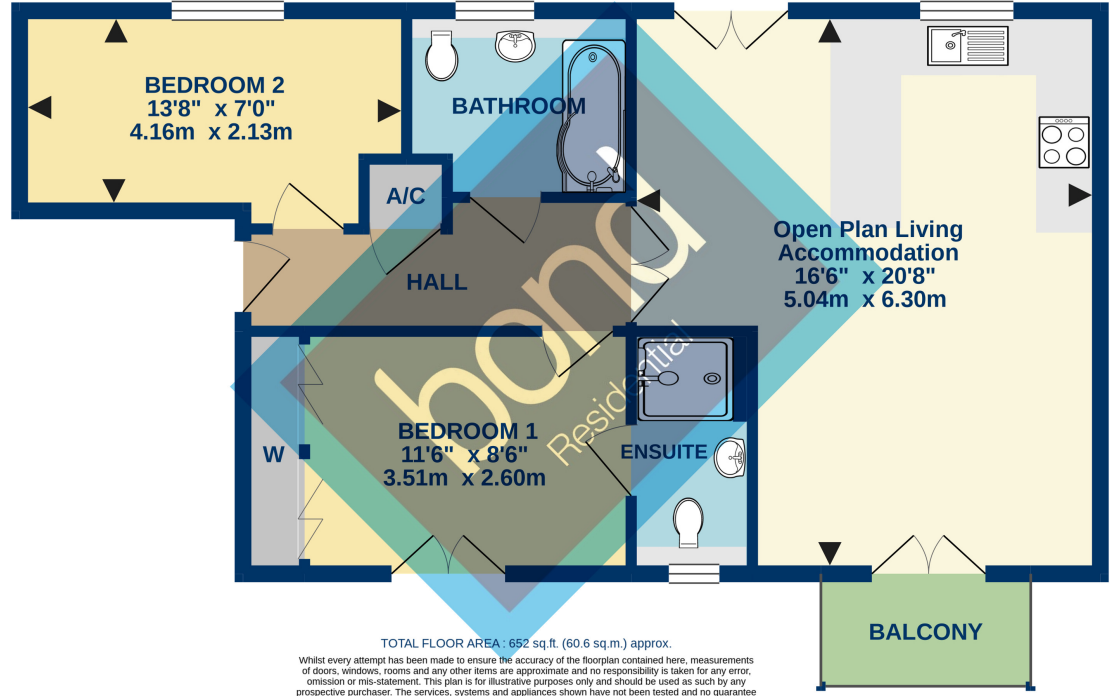
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# FLOORPLAN

FIRST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.6 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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