



112 Chelmer Road, Chelmsford, Essex, CM2 6AB

Council Tax Band C (Chelmsford City Council)



Offers in excess of £250,000 Leasehold

Step into a world of contemporary elegance with this modern, purpose-built ground floor apartment, meticulously presented to the highest standard. Ideal for those seeking a blend of style and convenience, this property promises a lifestyle of comfort and ease. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the apartment. The spacious living room is bathed in natural light, offering a serene space for relaxation or entertaining guests. Adjacent to the living area, the fitted kitchen is a culinary enthusiast's dream, complete with a built-in oven and hob, ensuring meal preparation is both efficient and enjoyable. The apartment boasts two generously sized bedrooms, each featuring built-in wardrobes that provide ample storage while maintaining the sleek aesthetic of the space. The white four-piece modern bathroom suite is a sanctuary of luxury, offering a perfect retreat for unwinding after a long day. Practicality meets sophistication with gas central heating and double-glazed windows, ensuring your home is energy-efficient and cosy throughout the year. The property also includes an allocated parking space, with an additional visitor space, catering to your convenience and that of your guests.

Location

Set back off Chelmer Road, the property is conveniently located within a mile of Chelmsford city centre and benefits from being within walking distance of Chelmer Valley retail park with a selection of well known high street brands. The neighbouring Chelmer Village development offers two local primary schools, a range of local amenities including a village square with a selection of shopping facilities including Asda superstore. Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities. There are a selection of open spaces with Coronation Park being across the road and offers a selection of local sports clubs. 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.

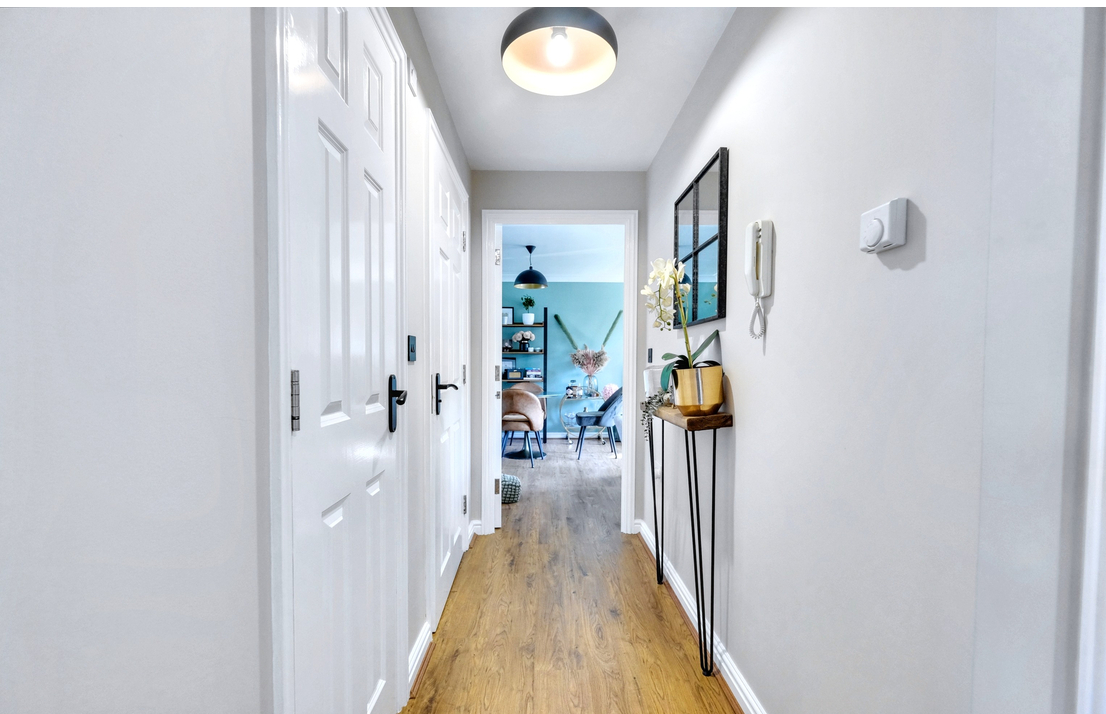
Chelmsford is a sought after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes, conveniently positioned within 1.4 miles of the property, there is also a regular bus service accessible from the nearby Sandford Road which is a short walk from the property. Those commuting by car have easy access of the A12.

TENURE: Leasehold **LEASE:** 105 years remaining **GROUND RENT:** £200 per annum **SERVICE CHARGE:** £1543 per annum **COUNCIL TAX BAND:** C **EPC RATING:**

- Ground Floor Apartment
- Living Room
- Bathroom With Modern Four Piece White Suite

- Two Bedrooms
- Fitted Kitchen
- Allocated Parking Space

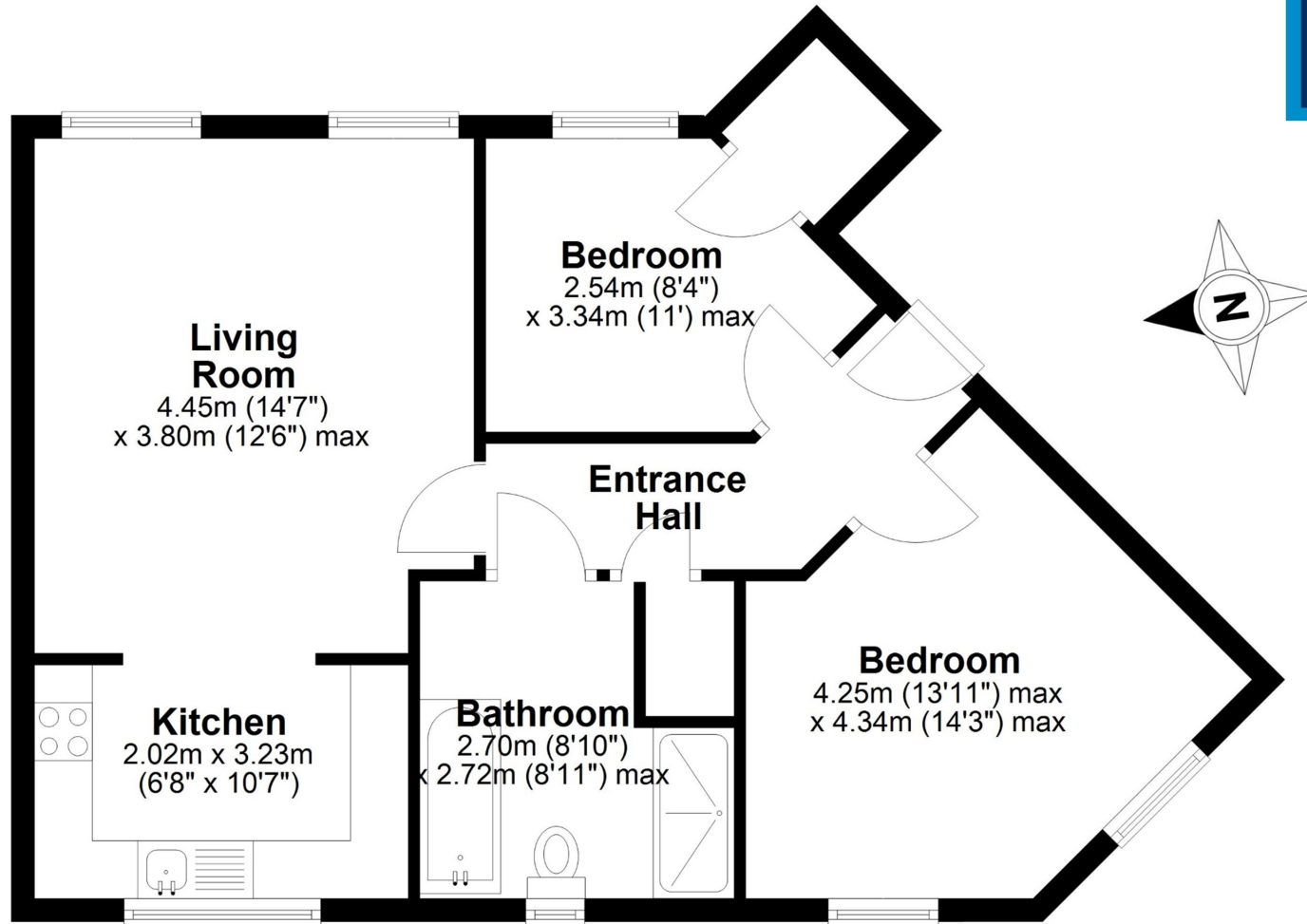
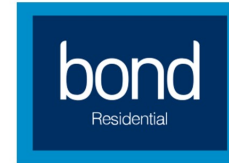
Viewing Highly Recommended







Ground Floor



APPROX INTERNAL FLOOR AREA 58 SQ M (620 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. **Copyright Bond Residential 2025**

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|--------------|-----------|
| 100 | A | | |
| (81-91) | B | | |
| (62-80) | C | | |
| (43-61) | D | | |
| (25-42) | E | | |
| (10-24) | F | | |
| 1-9 | G | | |
| Not energy efficient - higher running costs | | 77 | 77 |
| England, Scotland & Wales | | EPC Standard | |

