



45 Wharf Road, Chelmsford, Essex, CM2 6FS

Council Tax Band D (Chelmsford City Council)



£325,000 Leasehold

Offered to the market with no onward chain, this stylish and well-proportioned two bedroom, two bathroom/shower room first floor apartment is set within a modern waterside development and provides contemporary living with thoughtfully designed accommodation throughout. The property also benefits from an allocated parking space.

The property opens into a welcoming entrance hall leading to all principal rooms. The open-plan living, dining and kitchen area is a standout feature, offering generous space for both relaxing and entertaining, complemented by modern fitted units, integrated appliances and ample worktop space. Large windows provide excellent natural light and enhance the sense of space.

There are two well-sized bedrooms, with the principal bedroom benefiting from a private en-suite shower room. Both the main bedroom and open plan living room enjoy access to private balconies. A modern family bathroom serves the second bedroom and guests, finished to a clean and contemporary standard.

This apartment is ideal for first-time buyers, downsizers or investors seeking a low-maintenance home in a highly desirable Chelmsford location.

Area Guide

The Waterfront is one of Chelmsford's most desirable modern developments, offering a unique blend of city living and riverside surroundings. Positioned along the River Can, residents enjoy scenic walking routes, green open spaces and a peaceful atmosphere while remaining within easy reach of the city centre.

Local amenities include cafés, restaurants, gyms and convenience stores, with Chelmsford High Street just a short walk away providing an excellent range of shops, bars and leisure facilities. The area is also well served by green spaces, including Central Park and Admirals Park, ideal for outdoor activities and family time.

Chelmsford railway station is easily accessible and provides direct services to London Liverpool Street, making this an excellent location for commuters. Road links are also strong, with convenient access to the A12 and surrounding road networks.

Tenure: Leasehold **Lease:** 125 years from 1st January 2017 **Ground Rent:** £380 per annum **Service Charge:** £1300 per annum **Council Tax Band:** D **EPC Rating:** E

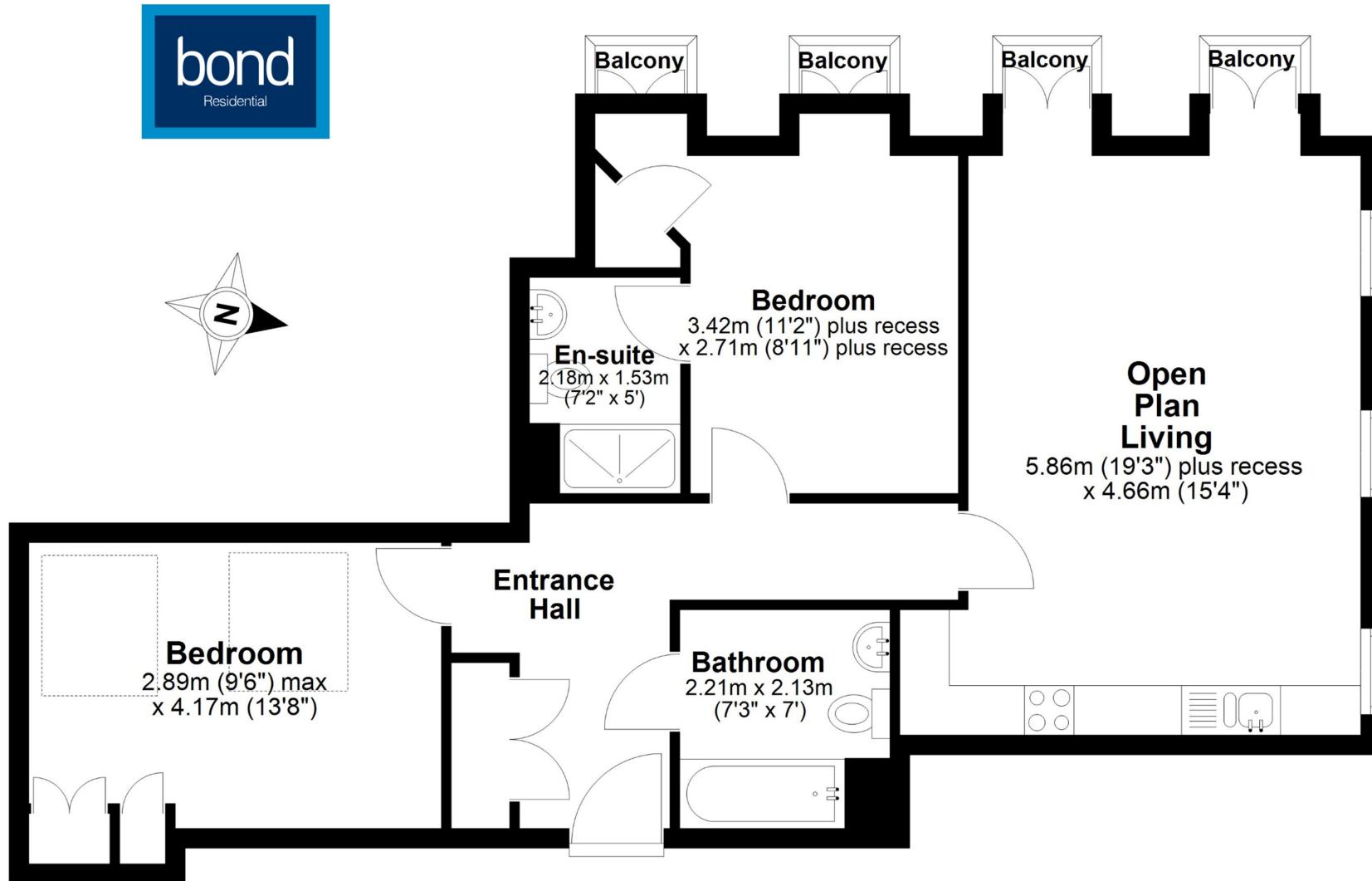
- First floor modern apartment
- Multiple private balconies
- Well-presented throughout
- Sought-after waterside development
- Two bathroom/shower rooms including en-suite to principal bedroom

- Spacious open-plan living/kitchen/dining area
- Contemporary kitchen with integrated appliances
- No onward chain
- Two double bedrooms
- Allocated parking space





First Floor



This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate
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