



Wharf Road, Chelmsford, Essex, CM2 6NF

Council Tax Band C (Chelmsford City Council)



£225,000 Leasehold

Situated within a modern and highly desirable development, this well-presented ground floor apartment offers contemporary open-plan living, stylish interiors and the added benefit of a private terrace.

The property is accessed via a welcoming entrance hall with a useful utility cupboard providing additional storage. The heart of the home is the impressive open plan living/kitchen space, measuring over 16ft, designed to maximise both space and natural light. The living area provides ample room for seating and dining, with large doors opening directly onto a private terrace, creating a seamless indoor-outdoor living experience. The modern fitted kitchen is finished with sleek cabinetry and integrated appliances, complemented by generous worktop space—ideal for both everyday living and entertaining. The double bedroom is a bright and comfortable space, well-proportioned with room for additional furniture. The accommodation is completed by a contemporary bathroom, featuring a white suite with bath and shower over, finished with stylish tiling.

Externally, the private terrace offers a pleasant seating area, perfect for relaxing. Further benefits include an allocated parking space, double glazing, gas central heating, well-maintained communal areas, and a sought-after location close to the city centre.

Location

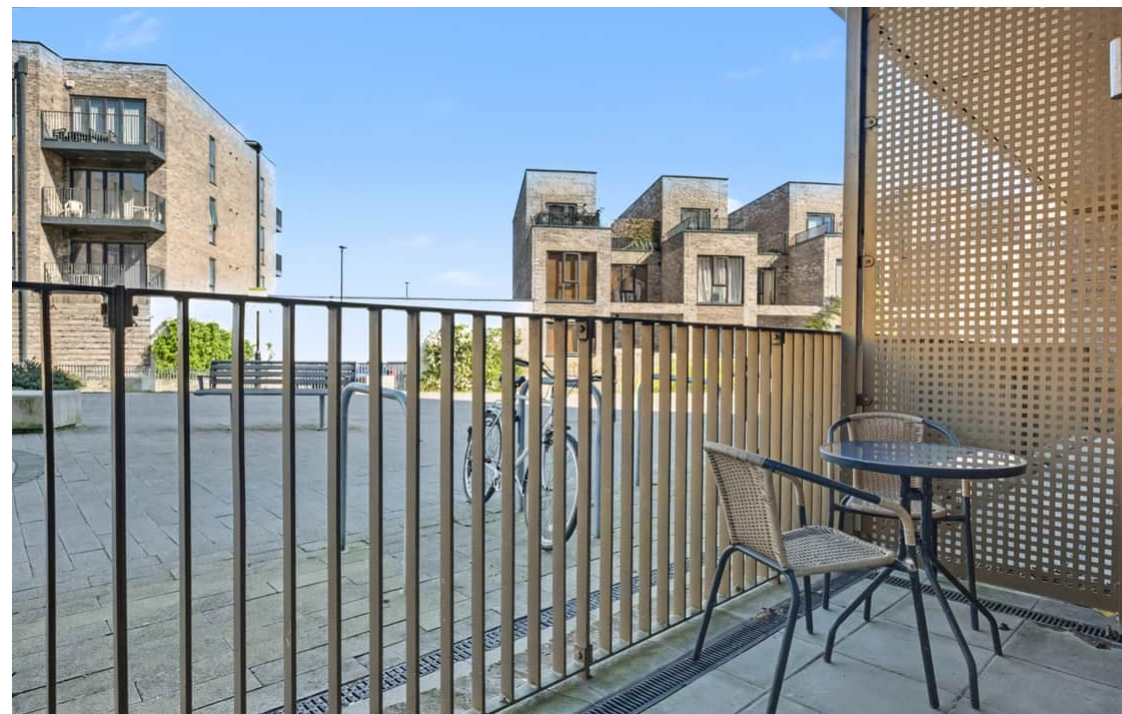
Located on the Chelmer Waterside Peninsula in Wharf Road, this property enjoys a unique position close to the scenic waterways of Chelmsford, with walks alongside the River Chelmer and the Chelmer & Blackwater Navigation Canal. This waterside setting provides a peaceful backdrop while still being within easy reach of the city.

Chelmsford city centre is just a short distance away and offers a vibrant mix of shops, restaurants, cafes and bars, including Bond Street and High Chelmer Shopping Centre. The area is also well known for its leisure facilities, cinemas and riverside dining. For outdoor enthusiasts, there are beautiful nearby green spaces including Central Park and Admirals Park both offering riverside walks, open parkland and recreational facilities.

Chelmsford railway station provides fast and frequent services to London Liverpool Street in approximately 35 minutes, making this an excellent choice for commuters. The property is also conveniently located for access to the A12 and A14, offering strong road connections across Essex and beyond.

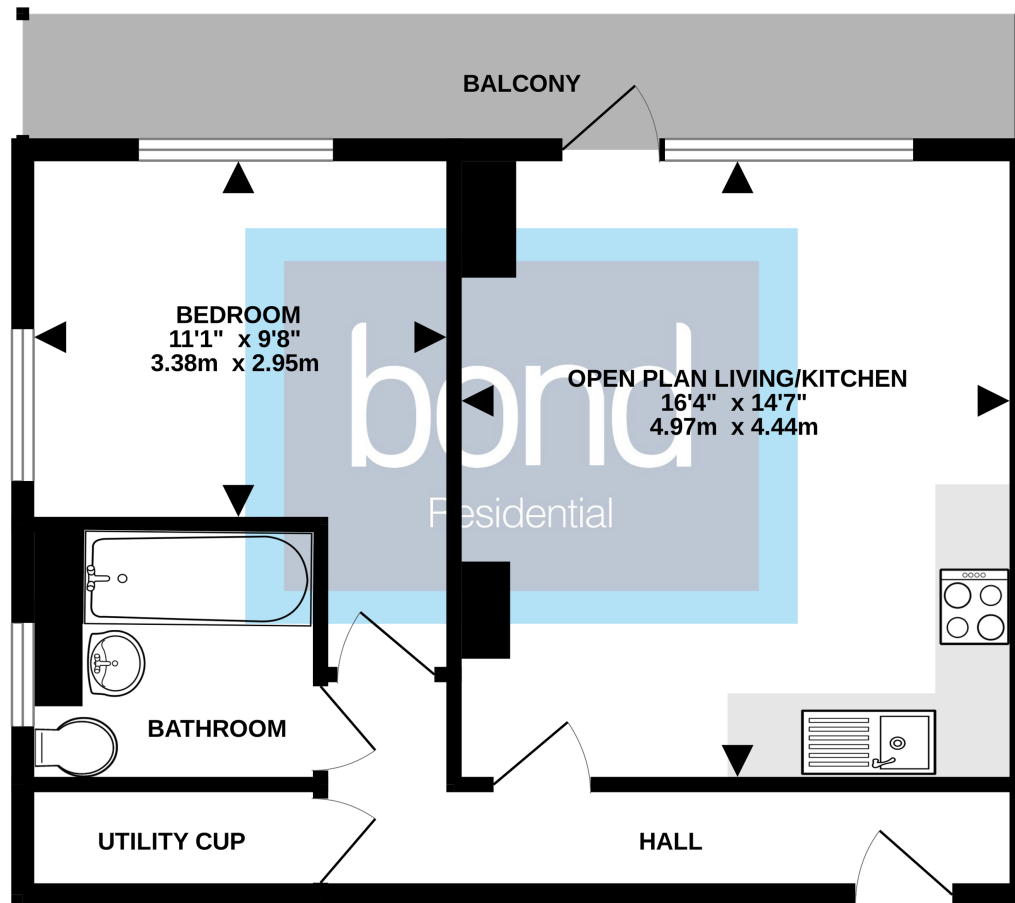
- Ground floor apartment within modern development
- Direct access to private terrace
- Generous double bedroom
- Utility/storage cupboard
- Walking distance to Chelmsford city centre & station
- Spacious open plan living/kitchen area
- Contemporary fitted kitchen with integrated appliances
- Modern bathroom with shower over bath
- Waterside location near River Chelmer & canal
- Ideal first-time purchase or investment opportunity







GROUND FLOOR



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