



97 Burnell Gate, Beaulieu Park, Chelmsford, Essex, CM1 6ED

Council Tax Band D (Chelmsford City Council)



£270,000 Leasehold



Discover the epitome of modern living in this exquisite top-floor apartment, perfectly positioned to offer both comfort and convenience. This beautifully presented property boasts a spacious living/dining room, ideal for both relaxing and entertaining. The fitted kitchen is a chef's delight, equipped with contemporary appliances and ample storage space, ensuring meal preparation is a breeze. This delightful apartment features two generously sized bedrooms with the master bedroom benefiting from an en-suite shower room, adding a touch of luxury to your daily routine. A well-appointed bathroom serves the second bedroom and guests, ensuring everyone's needs are met with ease. Gas central heating throughout the apartment ensures a warm and cosy atmosphere, no matter the season.

The property also includes a garage and an additional parking space, offering secure and convenient parking solutions. One of the standout features of this apartment is its proximity to an open greensward and sports field at the end of Burnell Gate. This provides a wonderful outdoor space for recreational activities, further footpaths within the Beaulieu development provide routes for leisurely strolls and scenic views or simply enjoying the fresh air.

## LOCATION

Situated within the original Beaulieu Park development which forms part of the wider Beaulieu development which is a modern development providing a vibrant new district for Chelmsford offering inspirational architecture and landscape. It has its own unique identity inspired by its rich heritage, offering premium housing and exemplary community facilities. Set around the majestic New Hall School, formerly King Henry VIII's Tudor palace, and its estate parkland, the development is conceived as a series of individually designed neighbourhoods that connect to the wider landscape and countryside. Beaulieu has been designed and driven by the needs and aspirations of the community.

Situated on the north-eastern edge of Chelmsford, Beaulieu provides a complete range of well-designed new homes from one bedroom apartments to five bedroom family houses. The residential areas are supported by a wide range of facilities including Essex's first 'All Through' Beaulieu school which opened in 2018 a collection of community, health, sport and retail amenities together with an extensive network of parkland and green open spaces. Designed to serve as the 'heart' of Beaulieu is the Beaulieu Square Neighbourhood Centre offering local shops, a dentist, vets, Community Centre, day nursery and an education centre. Beaulieu is situated to the North East of the city of Chelmsford, in a highly accessible location between the A130 and the A12 (jct.19). A network of cycleways run throughout Beaulieu and transport connections are to be further enhanced by the opening of the Beaulieu railway station in 2025 and new cycle and footpaths which will provide access to the station which will be conveniently located approximately 1 miles walk away from the property, a bus service provides a convenient connection to Chelmsford city centre and beyond.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities. 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 renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle

TENURE: Leasehold LEASE: 125 year lease from January 2001 GROUND RENT: £350 per annum SERVICE CHARGE £1350 per annum

- Modern Top Floor Apartment
- Fitted Kitchen With Built In Appliances
- Master Bedroom With En Suite Shower Room
- Garage & Parking Space
- 125 year lease commencing January 2001

- Living/Dining Room
- Two Bedrooms
- Family Bathroom/WC
- Gas Fired Central Heating
- Viewing Highly Recommended





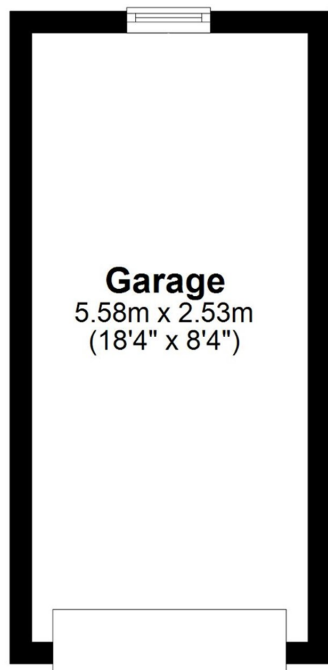




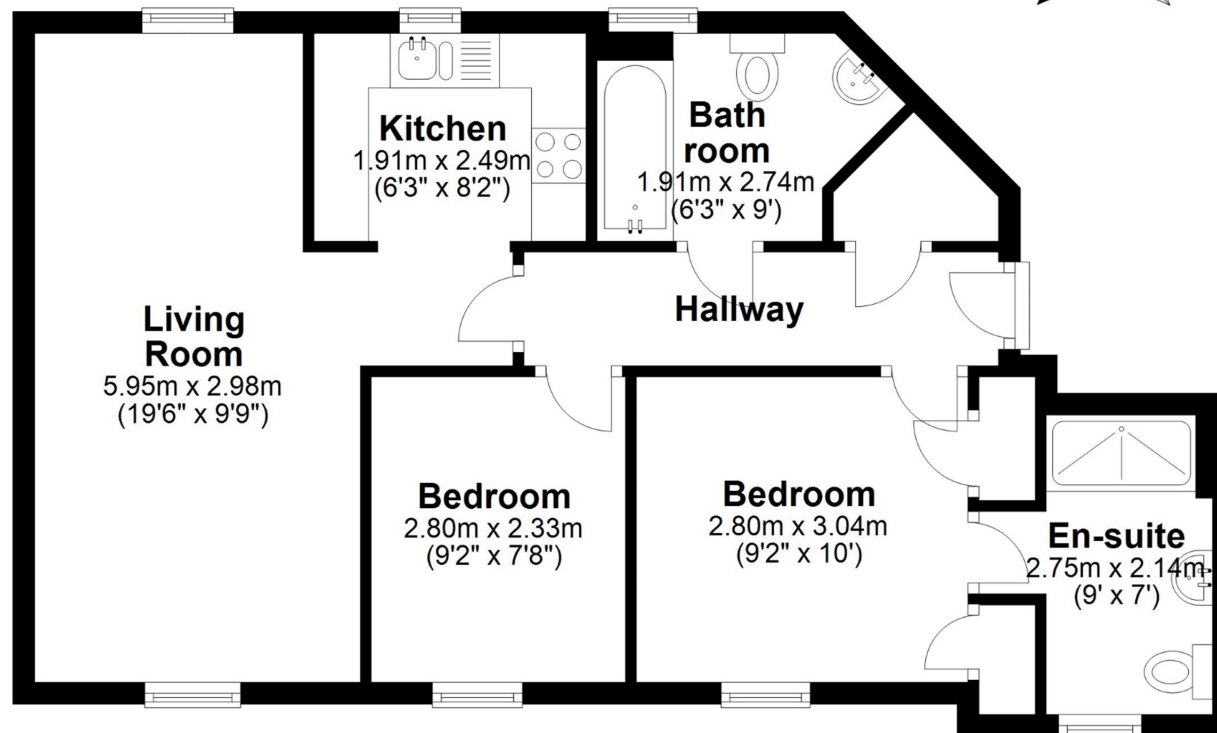




## Outbuilding



## Second Floor



**APPROX INTERNAL FLOOR AREA 57 SQ M (610 SQ FT)**

**OUTBUILDING 14 SQ M (150 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.

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