



15 Devon Mews, Anchor Street -, Chelmsford, Essex. CM2 0GD

GUIDE PRICE £285,000 - £300,000.

Stunning Two-Bedroom Ground Floor Conversion in a Landmark Grade II Listed Building

No Onward Chain | Off-Road Parking

Set within the iconic Crompton's Arc Works, this exceptional two double bedroom ground floor apartment offers a rare opportunity to own a beautifully styled home within one of Chelmsford's

£285,000 Leasehold



PROPERTY DESCRIPTION

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Set within the iconic Crompton's Arc Works, this exceptional two double bedroom ground floor apartment offers a rare opportunity to own a beautifully styled home within one of Chelmsford's most historically significant buildings. The property further benefits from an off-road parking space located adjacent to the building and is being sold with no onward chain, making it an ideal and straightforward purchase.

Originally constructed in the late 19th century, Crompton's Arc Works played a vital role in the city's industrial and electrical engineering heritage and was formally Grade II listed in June 1986 in recognition of its architectural and historic importance. Once used for pioneering electrical manufacturing, the building has since been sensitively converted into distinctive residential accommodation, preserving its character while delivering contemporary living.



The Apartment

The property immediately impresses with its generous proportions, excellent natural light and striking industrial features. A spacious open-plan living area forms the heart of the home, enhanced by exposed industrial steels, tall ceilings and warm wooden flooring, creating a stylish yet welcoming environment ideal for both everyday living and entertaining.

ROOM DESCRIPTIONS



MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate £1,852.88

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: B (81)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

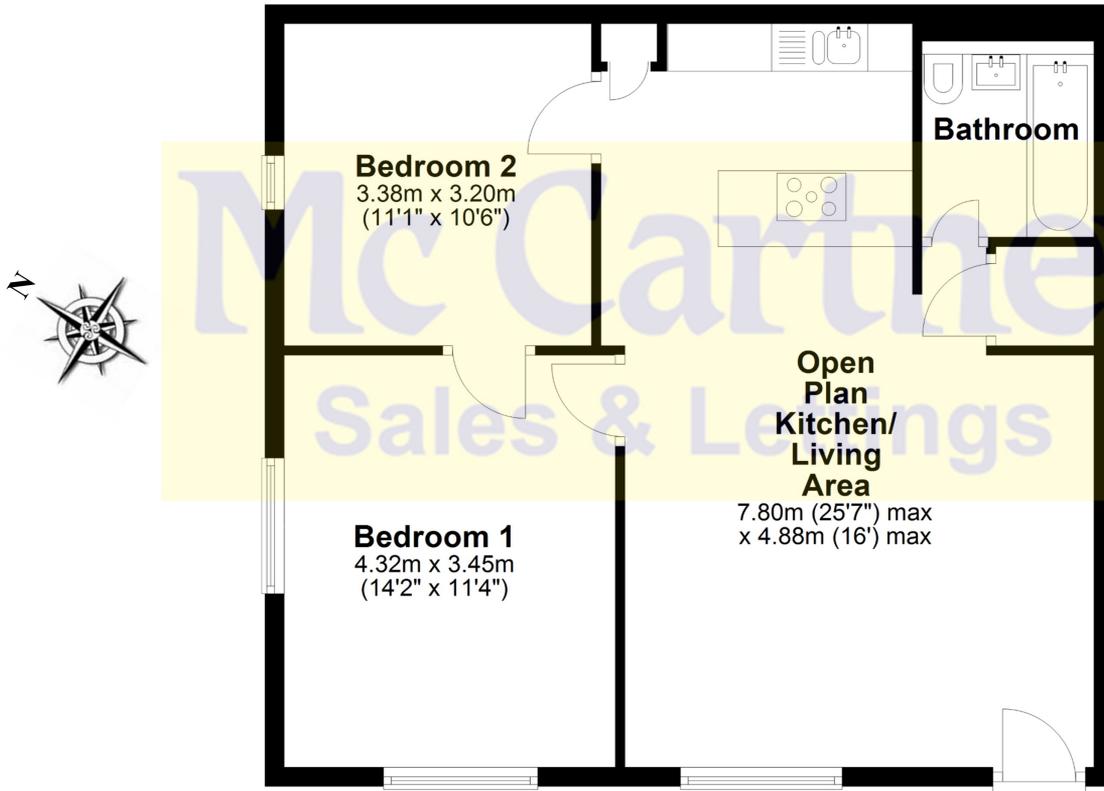
The existence of any public or private right of way? No



APPROX INTERNAL FLOOR AREA
TOTAL 66 SQ M 707 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		