

Flat 34, 3 Cunard Square, Chelmsford, Essex, CM1 1AU



Energy Efficiency Rating B



£250,000

Flat 34, 3 Cunard Square, Chelmsford, Essex, CM1 1AU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	83	83
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

ACCOMMODATION:

This spacious modern one bedroom apartment features an entrance hall, open plan living/dining room with access to a balcony, fitted kitchen with built in appliances, large storage cupboard, bedroom with fitted wardrobe with additional access to the balcony, stylish main bathroom with white suite.

The property benefits from a landscaped courtyard communal garden, residents of Marconi Evolution also benefit from concierge service and residents gym.

LOCATION:

Cunard square is conveniently located within the heart of Chelmsford city centre and is a short walk from its mainline station which offers trains to London Liverpool St as fast as 28 minutes.

Chelmsford benefits from offering a pedestrianised city centre with its High Street offering a selection of shopping facilities including two shopping precincts "The Meadows" and "High Chelmer" as well as the new trendy Bond Street with its selection of designer stores. There is an array of places to eat within the city centre from individual family run restaurants to larger well know chains serving cuisines from around the world. Chelmsford offers a thriving nightlife with a choice of pubs and wine bars.

Cunard square is part of the Marconi Evolution development which offers its own residents gym, there are a range of other gyms and health clubs within the city centre.

- **Modern Third Floor Apartment**
- **Open Plan Living Accommodation**
- **One Double Bedroom With Fitted Wardrobe**
- **Bathroom With Modern White Suite**
- **Balcony**
- **Viewing Highly Recommended**

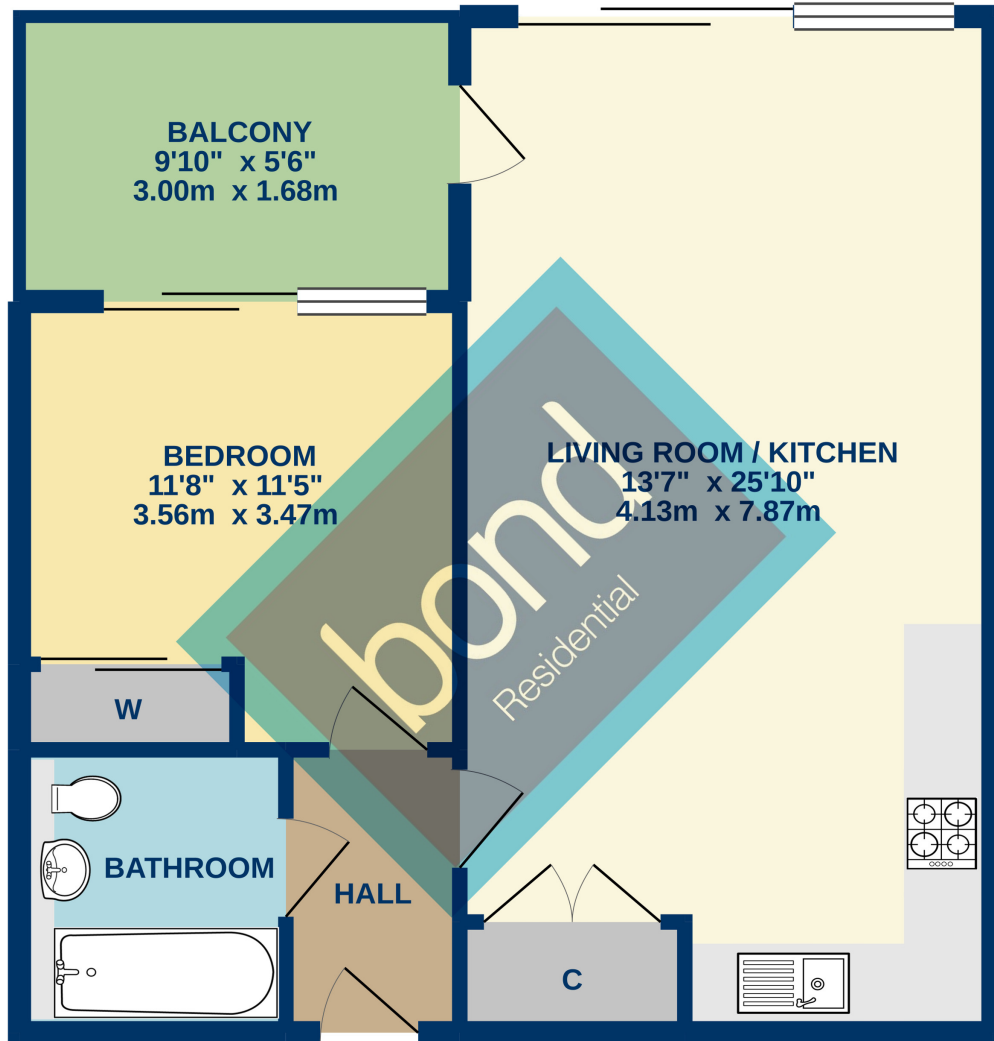


01245 500599

www.bondresidential.co.uk

f/bondresidential  **@bondresidential**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

FLOORPLAN

bond
Residential

01245 500599
www.bondresidential.co.uk
43 New London Road, Chelmsford, CM2 0ND



Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.