



Flat 2, 63 Moulsham Street, Chelmsford, Essex. CM2 0JA

Guide Price £240,000 – £250,000

McCartney is pleased to offer this well-presented two-bedroom first-floor apartment, ideally positioned within the ever-popular Moulsham Street area of Chelmsford, renowned for its vibrant mix of local amenities and excellent transport links.

The apartment provides generous and well-balanced accommodation, highlighted by a bright open-plan kitchen/living space, perfect for modern living and entertaining. The property further benefits from two double bedrooms, with the principal bedroom enjoying the added convenience of an ensuite shower room, alongside a stylish family bathroom.



£240,000 Leasehold

PROPERTY DESCRIPTION

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The main living areas are finished with attractive wood-effect laminate flooring, while both bathrooms are fully tiled and complemented by contemporary fittings. Feature lighting throughout enhances the modern feel of the apartment.

Accommodation Comprises

Open-Plan Kitchen / Living Area

15'0" x 13'0" (4.57m x 3.96m)

A spacious and versatile living space offering ample room for both seating and dining, ideal for everyday living and social occasions.

Master Bedroom

9'0" x 14'0" (2.74m x 4.27m)

A well-proportioned double bedroom featuring an ensuite shower room.

Ensuite

Fitted with modern sanitary ware and finished to a contemporary standard.

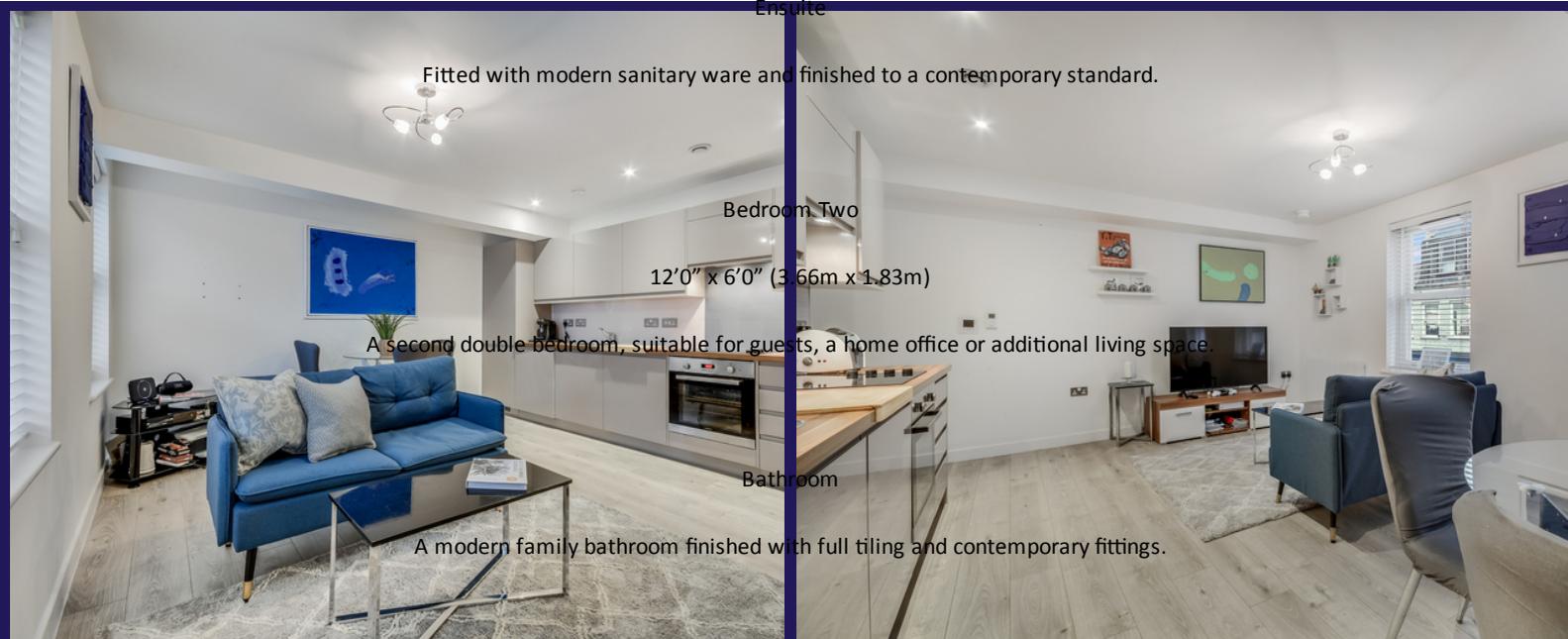
Bedroom Two

12'0" x 6'0" (3.66m x 1.83m)

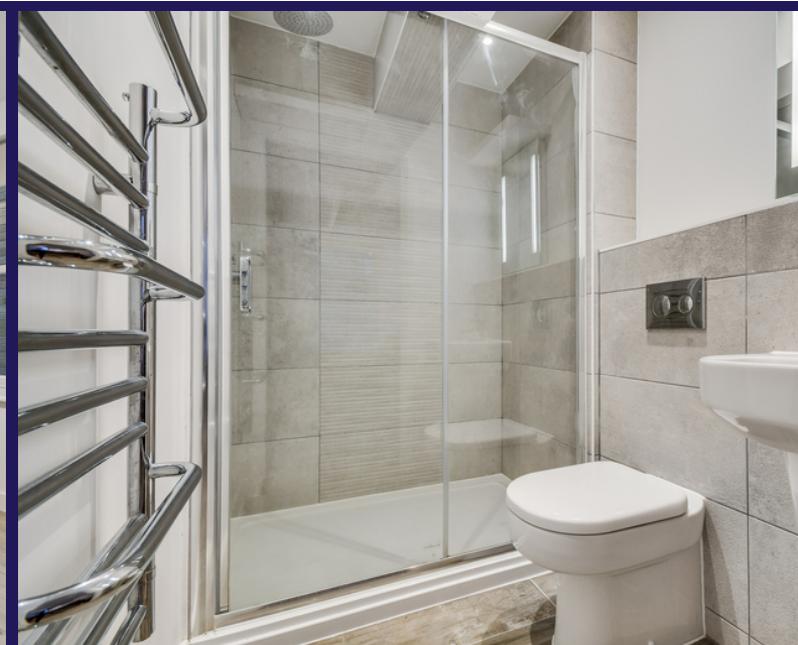
A second double bedroom, suitable for guests, a home office or additional living space.

Bathroom

A modern family bathroom finished with full tiling and contemporary fittings.



ROOM DESCRIPTIONS



MATERIAL INFORMATION

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: E (53)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Is the property listed? No

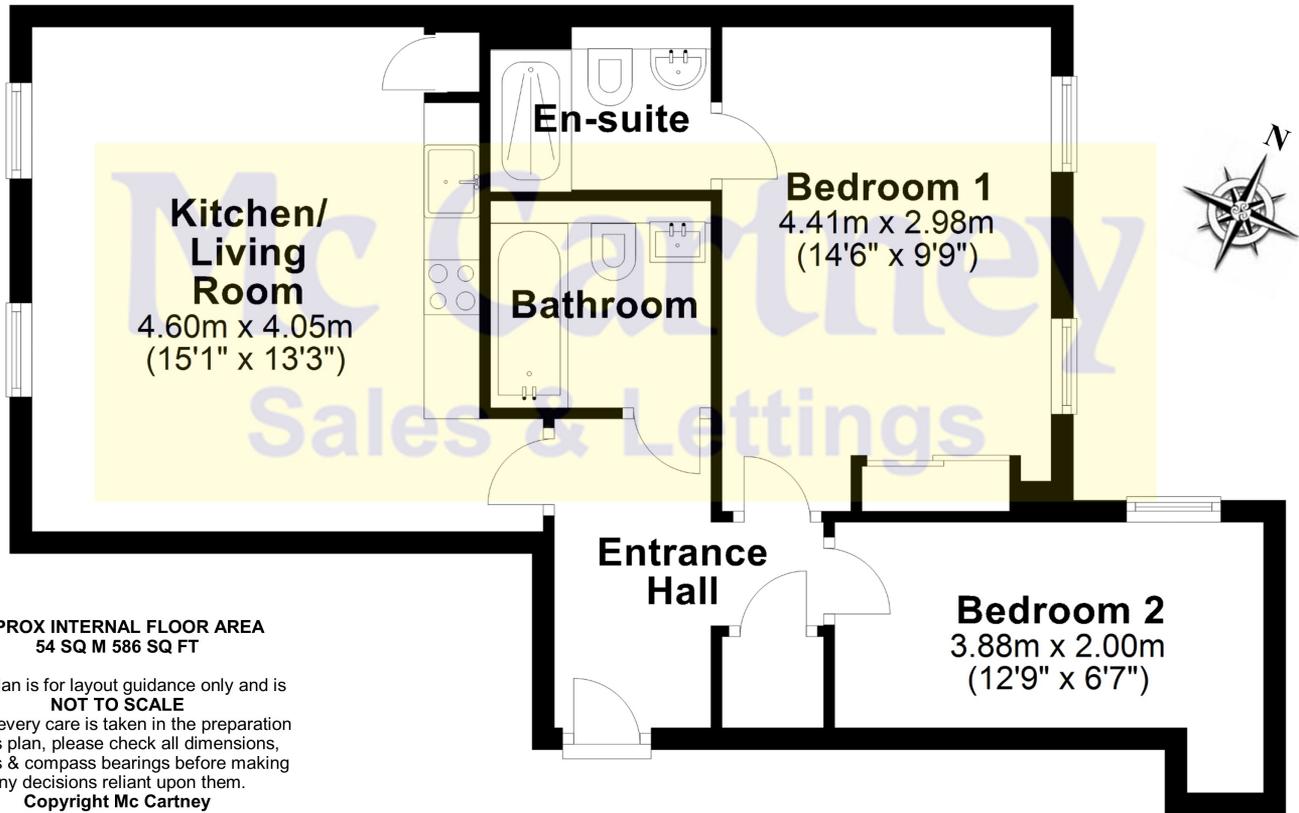
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	53
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

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