



School View Road, Chelmsford, Essex, CM1 2PE

Council Tax Band D (Chelmsford City Council)



£260,000 Leasehold

Nestled in the heart of Chelmsford city centre, this beautifully presented two-bedroom top-floor apartment offers modern living with a touch of sophistication. Situated within a well-maintained development, the property enjoys a light and airy feel throughout, enhanced by elevated views and a sense of privacy. Ideal for professionals, first-time buyers, or investors alike, this stylish home combines convenience with comfort in one of Essex's most desirable city locations.

The apartment features a spacious open-plan living room, perfect for entertaining or relaxing, alongside a contemporary fitted kitchen complete with integrated appliances. Both bedrooms are generously sized. A modern family bathroom complements the accommodation, finished to a high standard. The property also benefits from an allocated parking space, providing a rare advantage in such a central location.

## Location

Positioned just moments from Chelmsford city centre, residents have an excellent range of amenities right on their doorstep. The area offers an impressive choice of high street and boutique shops, cafés, and restaurants within Bond Street, High Chelmer, and The Meadows shopping centres. There's also a vibrant social scene with bars, gyms, and leisure facilities all within walking distance. For outdoor enthusiasts, Central Park, Admirals Park, and Chelmer Park provide beautiful green spaces ideal for walking, jogging, or picnics along the River Chelmer.

Chelmsford's railway station is less than a mile away, offering direct services to London Liverpool Street in approximately 35 minutes, making it an excellent choice for commuters. Excellent road connections via the A12, A130, and A414 also provide easy access to surrounding towns and the Essex countryside.

The Wider Chelmsford Area Chelmsford is a thriving and well-connected city, known for its balance of urban lifestyle and rural charm. It boasts a strong local economy, a range of top-rated schools, and the prestigious Anglia Ruskin University. The area is also home to several cultural and recreational attractions including Hylands Park, a historic estate hosting events and concerts throughout the year, and Chelmsford Cathedral, which provides a tranquil retreat in the city centre. With its mix of historic character and modern development, Chelmsford continues to be one of the most sought-after places to live in the South East.

**Tenure:** Leasehold **Council Tax Band:** D **EPC Rating:** C

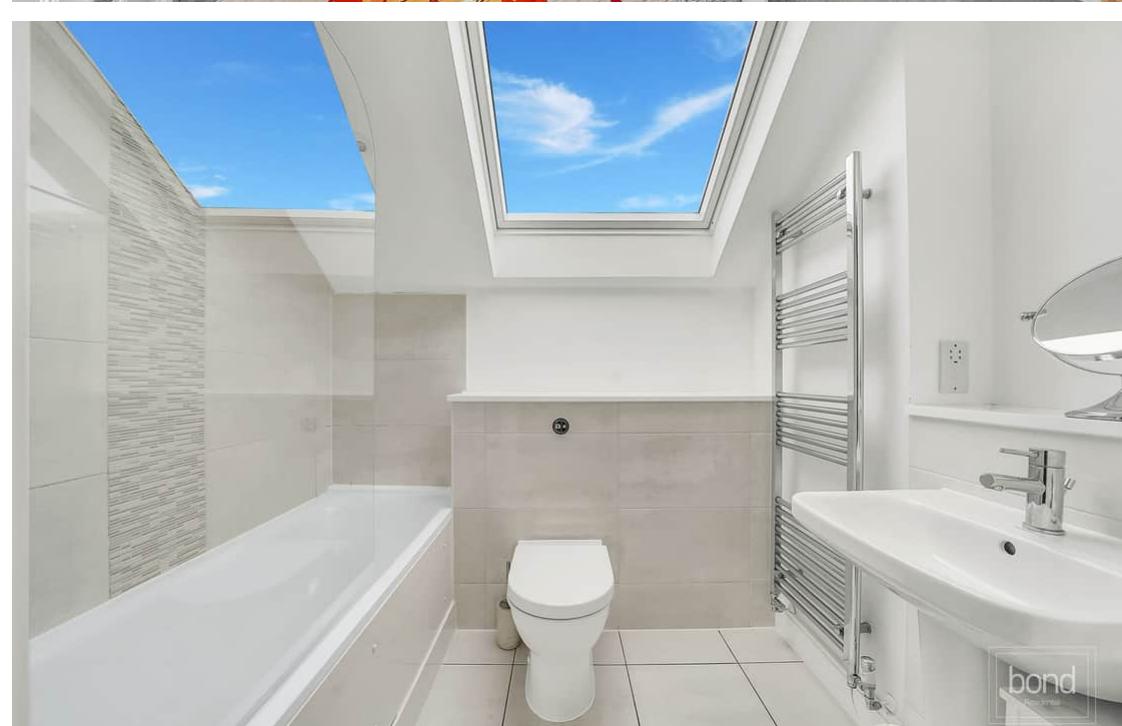
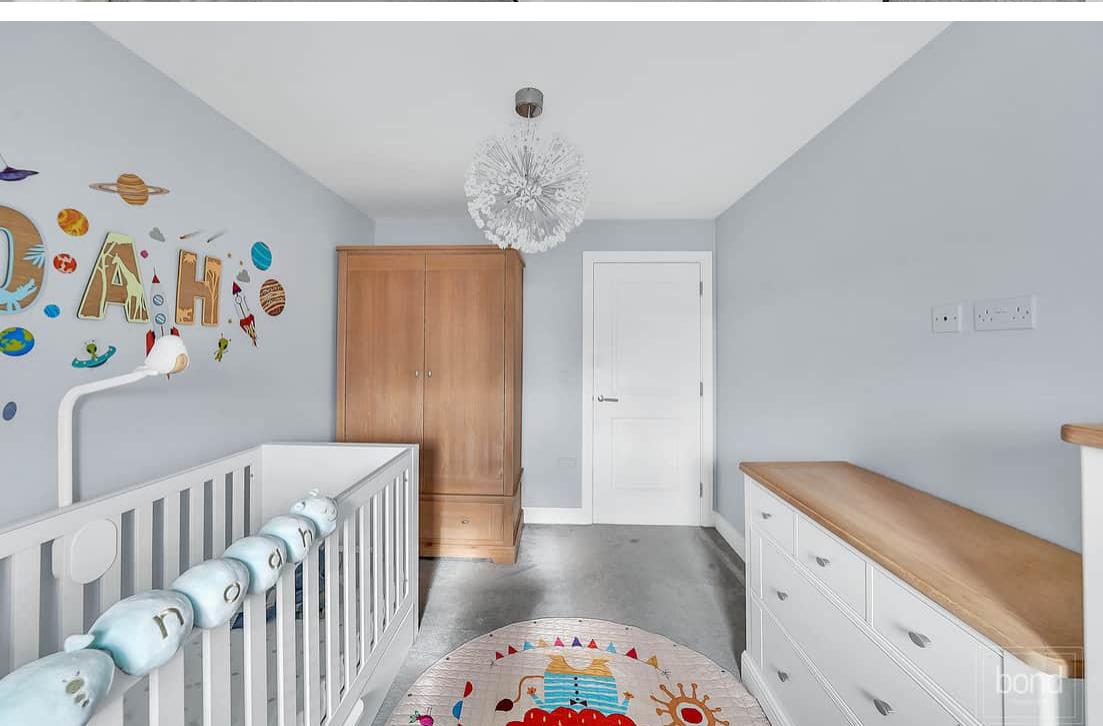
**Lease Term:** 150 years from 1 January 2015 **Lease Term Remaining:** 139 years **Ground Rent:** £250 per annum **Ground Rent Review:** Reviewed every 25 years and increases by £250. **Service Charge:** £2000 per annum

- Two-bedroom top-floor apartment
- Contemporary fitted kitchen with integrated appliances
- Light-filled interiors with elevated views
- Secure and well-maintained development
- Walking distance to Chelmsford railway station

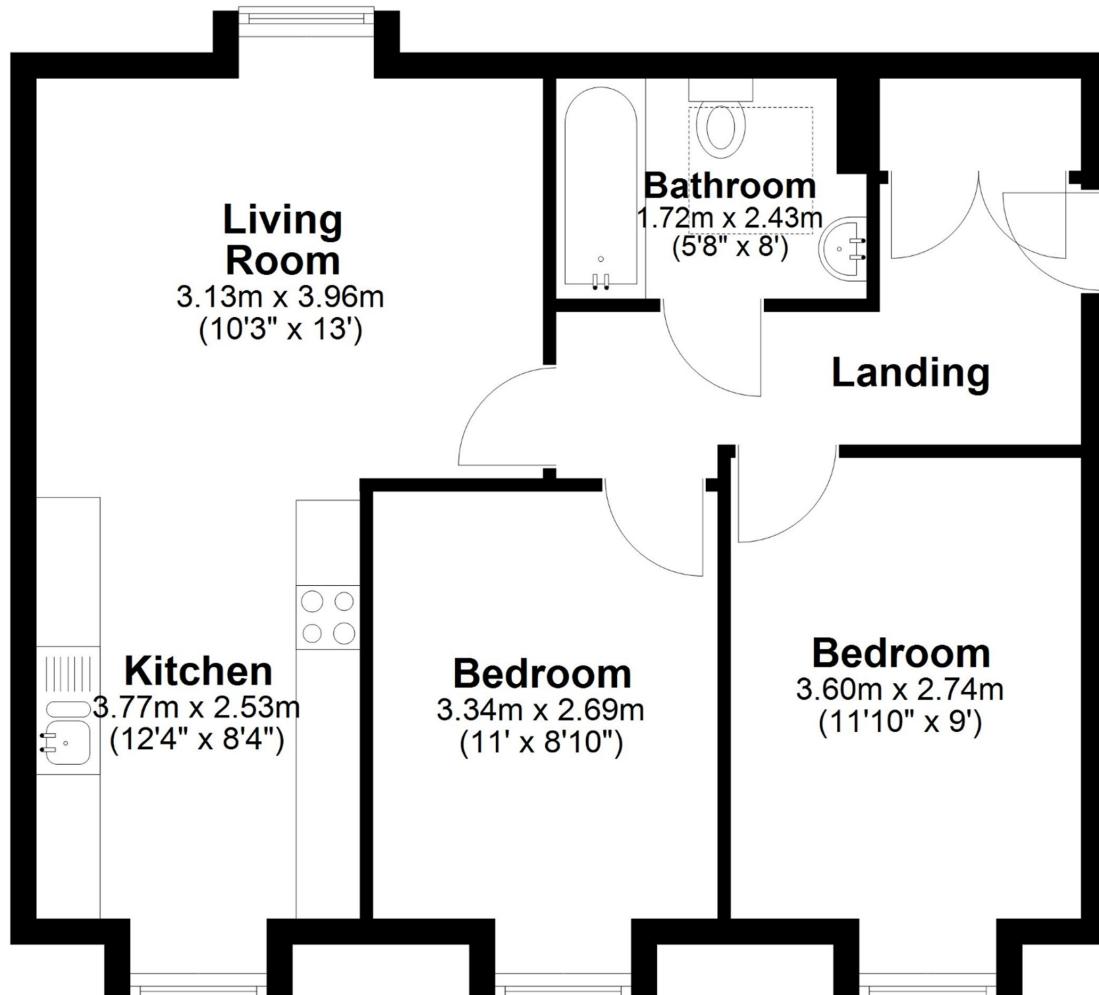
- Modern Open Plan Living Space
- Stylish family bathroom
- Allocated parking space
- Excellent city-centre location close to shops, cafés, and restaurants
- Ideal for first-time buyers, professionals, or investors







## Second Floor



### APPROX INTERNAL FLOOR AREA

55 SQ M (600 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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78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

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