



Cressy Quay, Chelmsford, Essex, CM2 6ZH

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Guide price £300,000 Leasehold

Discover the epitome of city living with this beautifully presented top floor apartment, perfectly positioned in a waterfront location. Just a stone's throw away from the vibrant heart of Chelmsford, this property offers the ideal blend of convenience and tranquillity, making it a rare gem in the bustling city centre.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the apartment. The accommodation boasts two generously sized double bedrooms both featuring fitted wardrobe, with the master bedroom featuring en-suite facilities for added luxury and privacy. An additional well-appointed bathroom ensures comfort and convenience for residents and guests alike. The highlight of this apartment is undoubtedly the open plan kitchen and living room, designed to maximise space and light. This area serves as the perfect backdrop for both relaxing and entertaining, with sleek finishes and modern appliances that cater to all your culinary needs. The living room seamlessly extends onto a south-facing balcony, offering breathtaking views along the river and the Chelmsford city skyline. This outdoor space is perfect for enjoying a morning coffee or unwinding with an evening glass of wine as you soak in the panoramic vistas. Adding to the apartment's appeal is the inclusion of a private garage, a sought-after feature in such a central location.

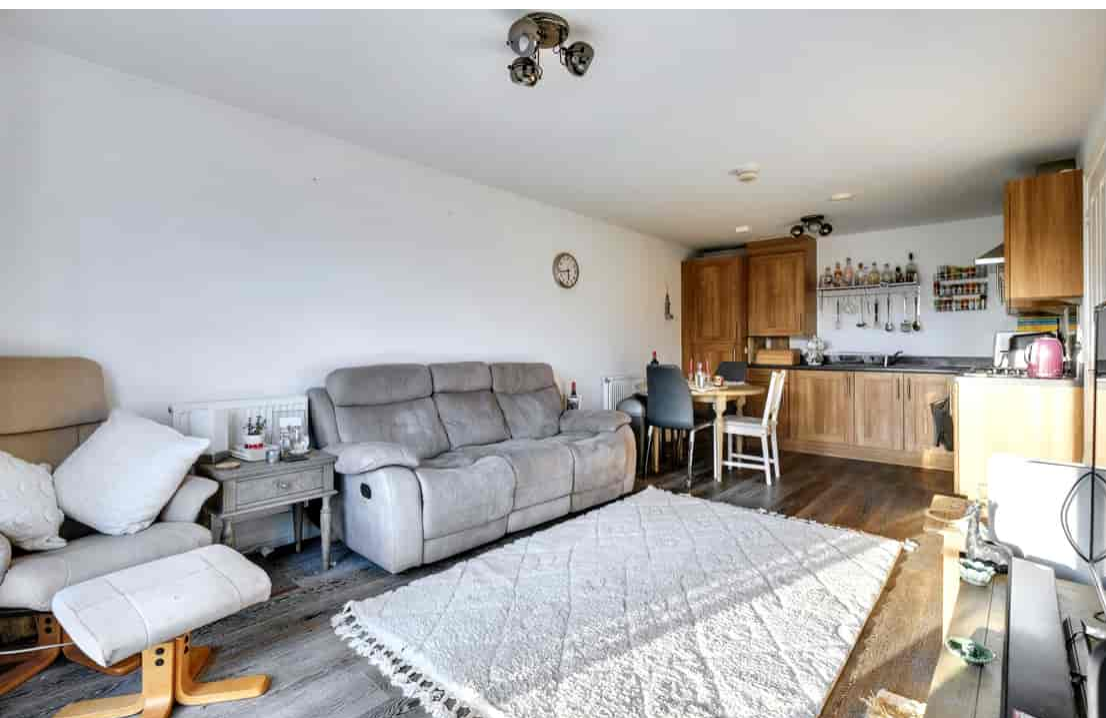
Location

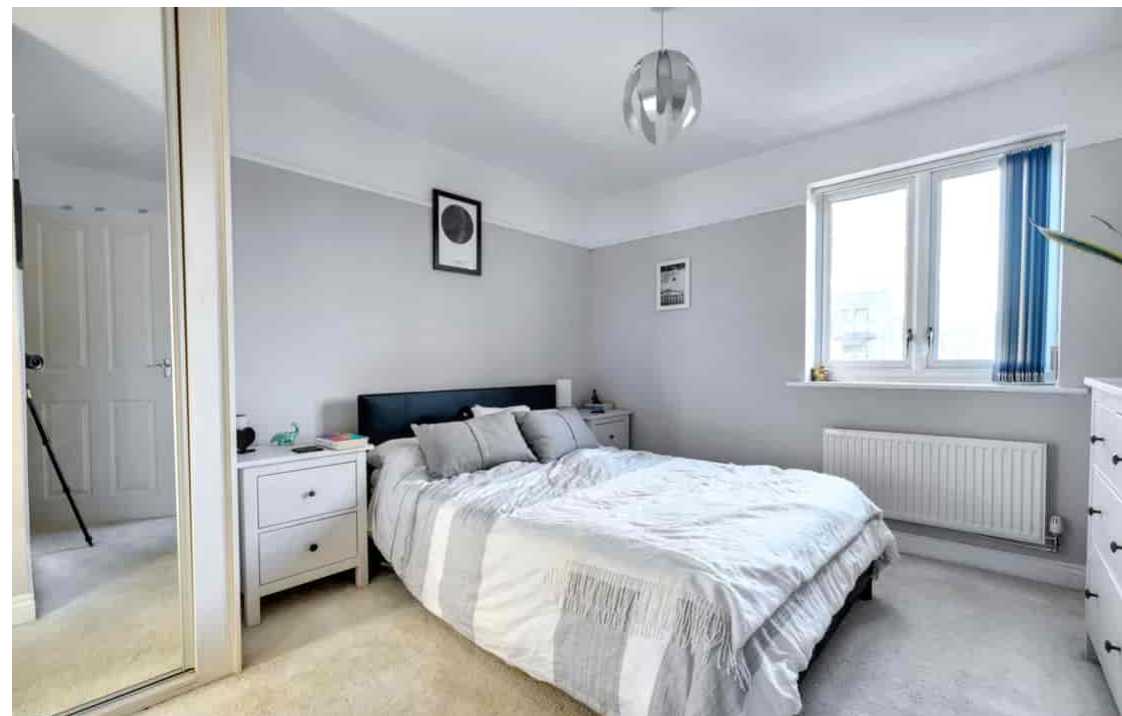
Set within the sought after "Waterfront" development the property is conveniently located close to the river Chelmer and Springfield lock, which offer pleasant riverside walks into Chelmsford city centre which is less than a quarter of a mile away. Chelmsford city centre offers comprehensive shopping facilities with two shopping precincts, The High Chelmer and The Meadows, featuring a selection of well known High Street stores and the highly acclaimed Bond Street offering more designer shops as well as a John Lewis store. Chelmsford offers wide array of independent and chain restaurants offering cuisines from around the world, there is a thriving nightlife with a collection of bars and there is an abundance of leisure facilities with various gyms, sports clubs and Riverside Ice & Leisure.

The newly refurbished Chelmsford station is within 0.8 of a mile of Cressy Quay and provides regular and fast services to London Liverpool Street with journey times as quick as 32 minutes.

TENURE: Leasehold **LEASE:** 112 years remaining **GROUND RENT:** £250 per annum **SERVICE CHARGE** £2600 per annum **Council Tax Band:** D **EPC Rating:** B

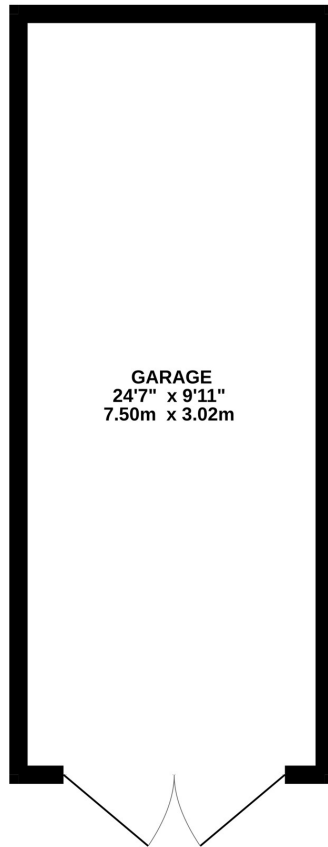
- Top Floor Apartment
- Two Double Bedrooms
- Waterfront Position with Canal Views
- Garage
- 0.8 Of A Mile To Station
- Open Plan Living Accommodation With Fitted Kitchen
- Ensuite To Master Bedroom
- South Facing Balcony
- Walking Distance Of Chelmsford High Street
- Viewing Highly Recommended



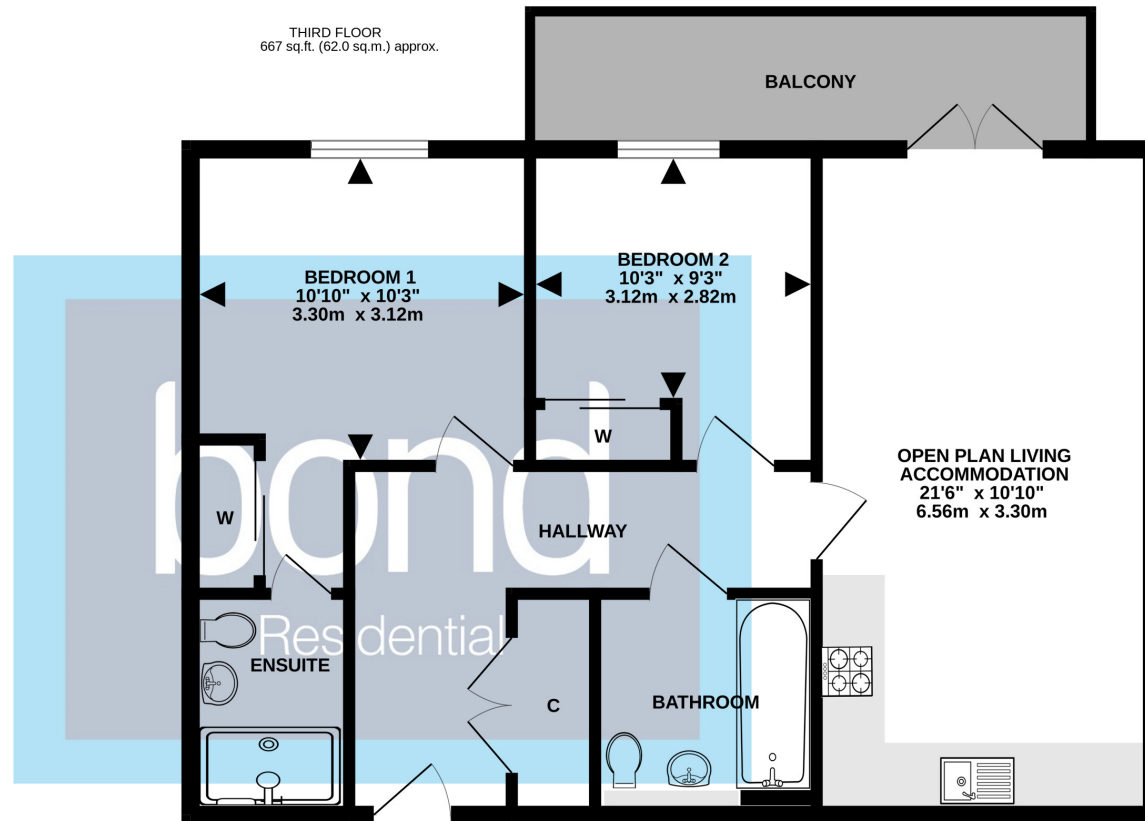




GROUND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



THIRD FLOOR
667 sq.ft. (62.0 sq.m.) approx.



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TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

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.
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