



The Ray, Springfield, Chelmsford, Essex, CM1 6JU

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£190,000 Freehold

Situated within a well-maintained residential development in the ever-popular Springfield area, this ground floor apartment offers well-proportioned accommodation, ideal for first-time buyers, downsizers or investors.

The property is accessed via its own entrance porch, leading into a welcoming hallway with useful storage cupboards. The main living space is a bright and spacious living/dining room, offering plenty of room for both relaxation and entertaining, enhanced by a large window allowing for excellent natural light. The kitchen is fitted with a range of wall and base units, work surfaces and space for appliances, positioned conveniently off the hallway and offering scope for modernisation if desired. There are two bedrooms, including a generous principal bedroom and a further well-sized second bedroom, ideal for guests, children or use as a home office. The accommodation is completed by a bathroom fitted with a suite including bath with shower over, wash basin and WC.

Externally, the property benefits from communal parking and well-kept surrounding grounds. This property would make an excellent investment opportunity, with the current sellers advising the property is presently let at £1,200 per calendar month, offering immediate income potential for prospective landlords.

Location

Springfield is one of Chelmsford's most desirable residential areas, known for its strong community feel and excellent amenities. Nearby, residents have access to a variety of local shops, supermarkets, cafés and everyday conveniences, as well as larger retail options in Chelmsford city centre, including Bond Street and High Chelmer Shopping Centre.

For outdoor enjoyment, the area is well served by green spaces including Springfield Hall Park, Pollards sport field and Springfield Green all offering recreational facilities. There is a pleasant riverside walk through Chelmer Valley Local Nature Reserve known locally as the 'Bunny Walks' which leads you into the city centre.

Transport links are excellent, with Chelmsford railway station providing direct services to London Liverpool Street in approximately 35 minutes, the new station at Beaulieu adds further convenience with the choice of two stations, making it ideal for commuters. Road users benefit from easy access to the A12, A130 and A414.

The property is particularly well positioned for a number of highly regarded schools close to The Ray, including Perryfields Infant School, Perryfields Junior School, Springfield Primary School, and The Boswells School, all of which contribute to the area's popularity with families.

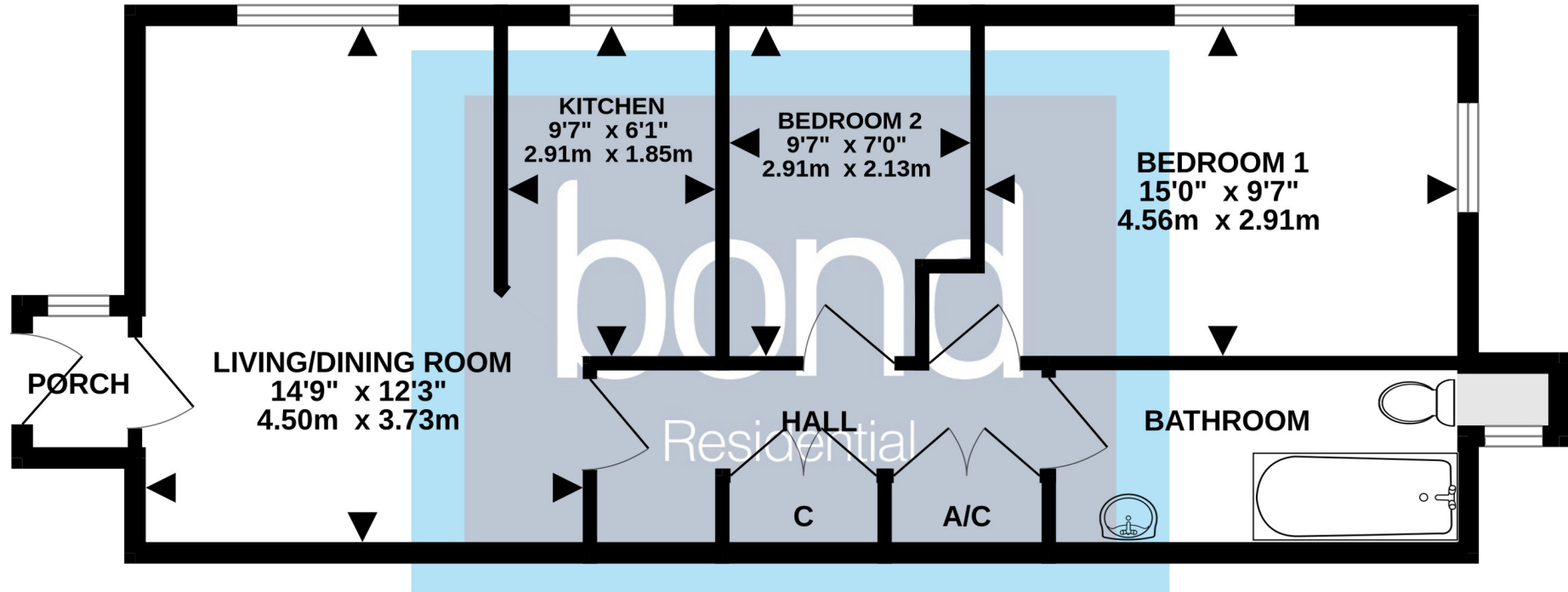
- Ground floor apartment
- Spacious living/dining room
- Bathroom with shower over bath
- Communal parking
- Currently achieving £1,200 PCM rental income
- Two well-proportioned bedrooms
- Separate fitted kitchen
- Entrance porch and hallway storage
- Popular Springfield location
- Ideal first-time buy or investment





GROUND FLOOR

557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 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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