



Springfield Road, Chelmsford, Essex, CM2 6AT

Council Tax Band D (Chelmsford City Council)



£250,000 Leasehold

Bond Residential are delighted to offer for sale this well presented first-floor apartment located in a modern development on Springfield Road.

The layout features a large combined kitchen/lounge space which benefits from dual aspect windows, giving the room plenty of natural light. The kitchen is configured in a practical wraparound layout with integrated appliances and workspace. Bedroom 1 includes its own modern en-suite shower room, while Bedroom 2 is served by the main bathroom. Outside the property has the added benefit of residents parking & visitors spaces.

Location

Situated within 2 miles of Chelmsford city centre and mainline station via a bus service on Springfield Road. Chelmsford city centre, offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the recently refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city. There is a selection of parks, sports clubs and open spaces within close proximity.

Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 35 minutes. The property is conveniently positioned within easy access of the A12 via Springfield Road.

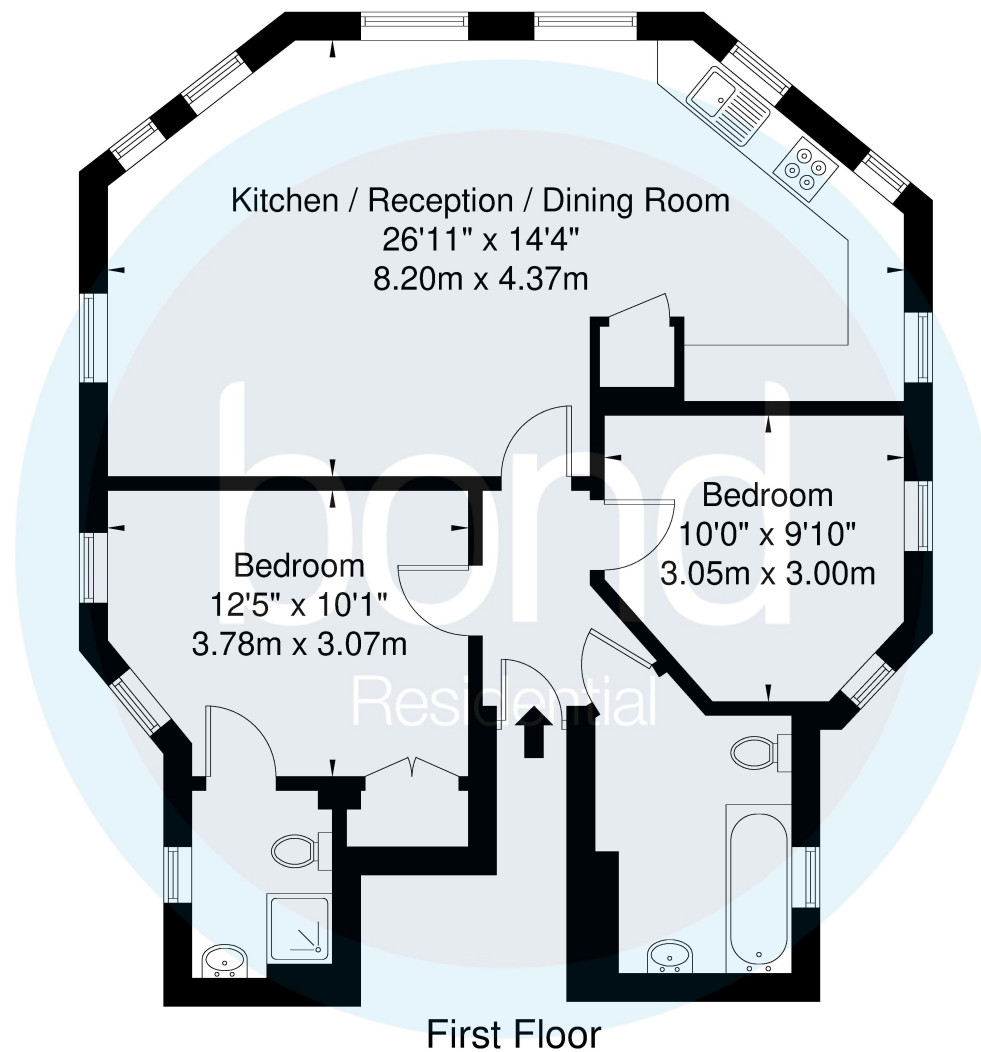
- Spacious open-plan kitchen / lounge area with dual aspect windows
- Master bedroom with en-suite bathroom
- Residents' parking with additional visitor parking
- Integrated kitchen appliances and ample storage in the kitchen
- Second bedroom served by a separate modern shower room
- Convenient location close to amenities, transport and the city centre







Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
100% A	83 83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
0% G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

