



## Hill Court, Victoria Road, Chelmsford, CM1 1SP

Council Tax Band E ( )



Guide Price £315,000 - £325,000 Leasehold

This stylish and well-proportioned two bedroom apartment offers 840 sq ft of contemporary living accommodation that has been thoughtfully designed ideal for modern lifestyles.

The property is entered via a welcoming entrance hall with useful storage, leading through to a bright and spacious open plan kitchen/dining/living room. The fitted kitchen is well appointed with sleek cabinetry and ample worktop space, flowing seamlessly into the dining and living areas — perfect for both everyday living and entertaining. Double doors open onto a private balcony, extending the living space and providing an ideal spot for morning coffee or evening relaxation. The master bedroom is generously sized and benefits from a fitted wardrobe and a modern en suite shower room. Bedroom two is a versatile double room, well suited for guests, a home office or sharers. A contemporary family bathroom serves the second bedroom and guests, finished with modern sanitary ware.

Externally, the apartment enjoys access to well-maintained communal grounds and includes an allocated residents' parking space.

## Location

Perfectly positioned in the heart of Chelmsford city centre, this apartment places everything you need right on your doorstep. A vibrant mix of cafés, bars, restaurants and shops creates a lively social scene, while nearby green spaces such as Central Park and Admirals Park provide the perfect escape for morning runs, dog walks or relaxed weekends outdoors.

Chelmsford's mainline station offers fast and frequent services into London Liverpool Street, making it an excellent choice for commuters, while easy access to major road networks supports flexible work-from-anywhere lifestyles.

With a strong community feel, thriving nightlife and excellent connectivity, Chelmsford is an increasingly popular choice for professionals and first-time buyers.

**Tenure:** Leasehold **Council Tax Band:** E **EPC Rating:** B

**Lease Term:** 999 years from and including 1 August 2019 **Lease Term Remaining:** 993 years **Ground Rent:** £250 per annum **Service Charge:** £1853 per annum

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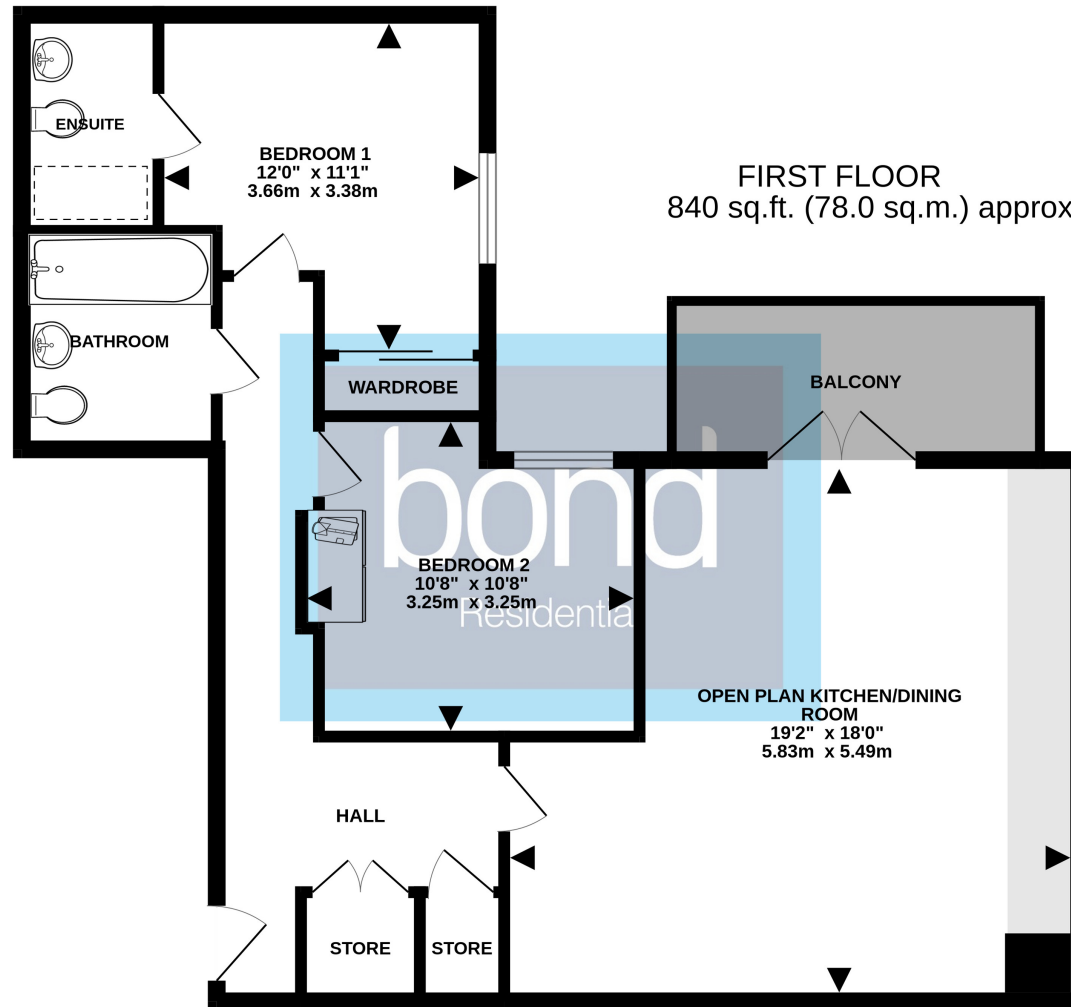
- Modern two bedroom apartment
- Spacious open plan kitchen/dining/living room
- Private balcony accessed from the living area
- Second double bedroom
- Entrance hall with storage
- Communal grounds and city-centre location
- Utility Cupboard with Washer/Dryer
- Contemporary fitted kitchen
- Master bedroom with fitted wardrobe and en suite shower room
- Stylish family bathroom
- Allocated residents' parking space







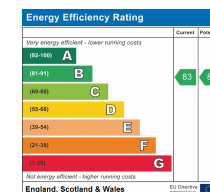




TOTAL FLOOR AREA : 840sq.ft. (78.0 sq.m.) approx.

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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