



80 Chelmer Road, Chelmsford, Essex, CM2 6AB

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Guide Price £240,000 Leasehold

Welcome to this stylish and well presented two-bedroom first floor apartment, offering contemporary living with a generous floor area of approximately 721 sq. ft. (67 sq. m.), this home is perfect for first-time buyers, professionals, or investors. The apartment features a bright and spacious living/dining room, providing ample space for relaxation and entertaining. The modern kitchen is well-appointed with sleek cabinetry and plenty of workspace. There are two well proportioned double bedrooms, including a primary bedroom with a private ensuite for added convenience. The second bedroom is perfect for guests, a home office, or a child's room. A stylish family bathroom with modern four piece suite completes the layout. Additional benefits include an allocated parking space, a secure entrance, and access to a communal garden,

Location

Set back off Chelmer Road, the property is conveniently located within a mile of Chelmsford city centre and benefits from being within walking distance of Chelmer Valley retail park with a selection of well known high street brands. The neighbouring Chelmer Village development offers two local primary schools, a range of local amenities including a village square with a selection of shopping facilities including Asda superstore.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

There are a selection of open spaces with Coronation Park being across the road and offers a selection of local sports clubs. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs.

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 32 minutes, conveniently positioned within 1.4 miles of the property, there is also a regular bus service accessible from the nearby Sandford Road which is a short walk from the property. Those commuting by car have easy access of the A12.

TENURE: Leasehold **LEASE:** 105 years remaining **GROUND RENT:** £200 per annum **SERVICE CHARGE:** £1543 per annum **COUNCIL TAX BAND:** C **EPC RATING:** C

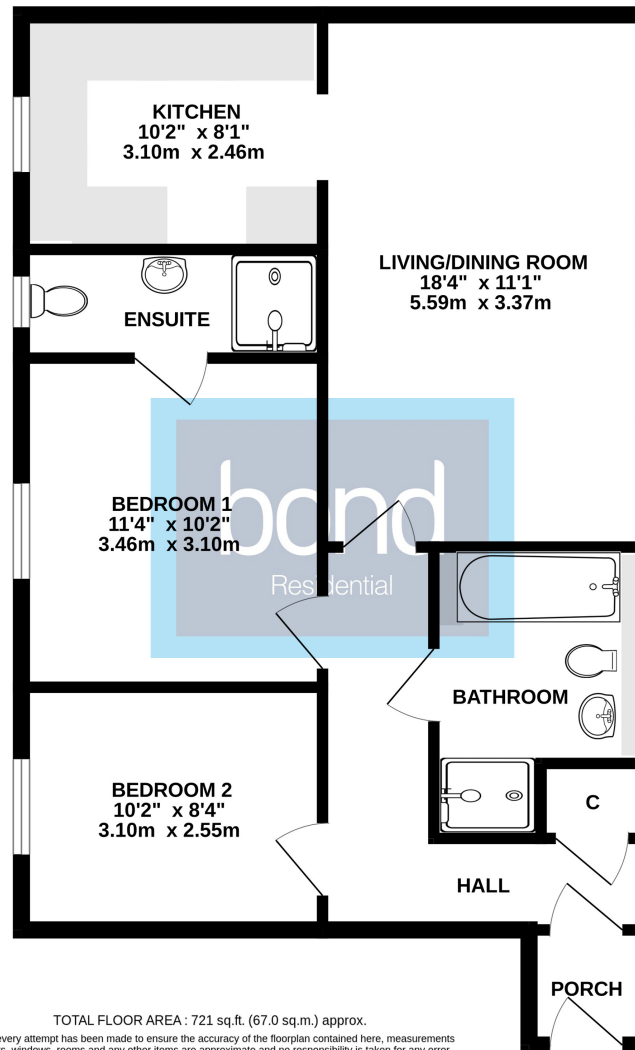
- First Floor Apartment
- Living/Dining Room
- Master Bedroom With En Suite
- Allocated Parking Space

- Two Bedrooms
- Fitted Kitchen
- Bathroom With Modern Four Piece White Suite
- Within A Mile Of City Centre





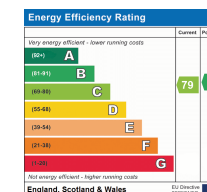
FIRST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk