



Grace Bartlett Gardens, St John's, Chelmsford, Essex, CM2 9FW

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£275,000 Leasehold

This modern first floor apartment is set in the heart of the St John's development overlooking a greensward to the front, the property comprises an entrance hall, open plan living accommodation with fitted kitchen offering built in appliances, two bedrooms, master bedroom with en suite shower room, a bathroom with a contemporary white suite. Externally the property benefits from an allocated parking space. The St John's development features a range of open spaces and landscaped gardens with plenty of places to sit, relax and unwind.

LOCATION

The property is located in the highly desirable St John's development in Chelmsford which is within easy access of the A12 and conveniently located within 1.2 miles of Chelmsford city centre. There are a selection of local amenities within walking distance of the development with Tesco superstore at one end of Wood Street and a local parade of shops which includes a newsagents, chemist and doctors at the other end. There is a regular bus service which runs along Wood Street and provides access to the City Centre.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area including Chelmsford golf club that the development backs on to and the nearby Hylands Park estate and Oaklands park provide pleasant open spaces.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

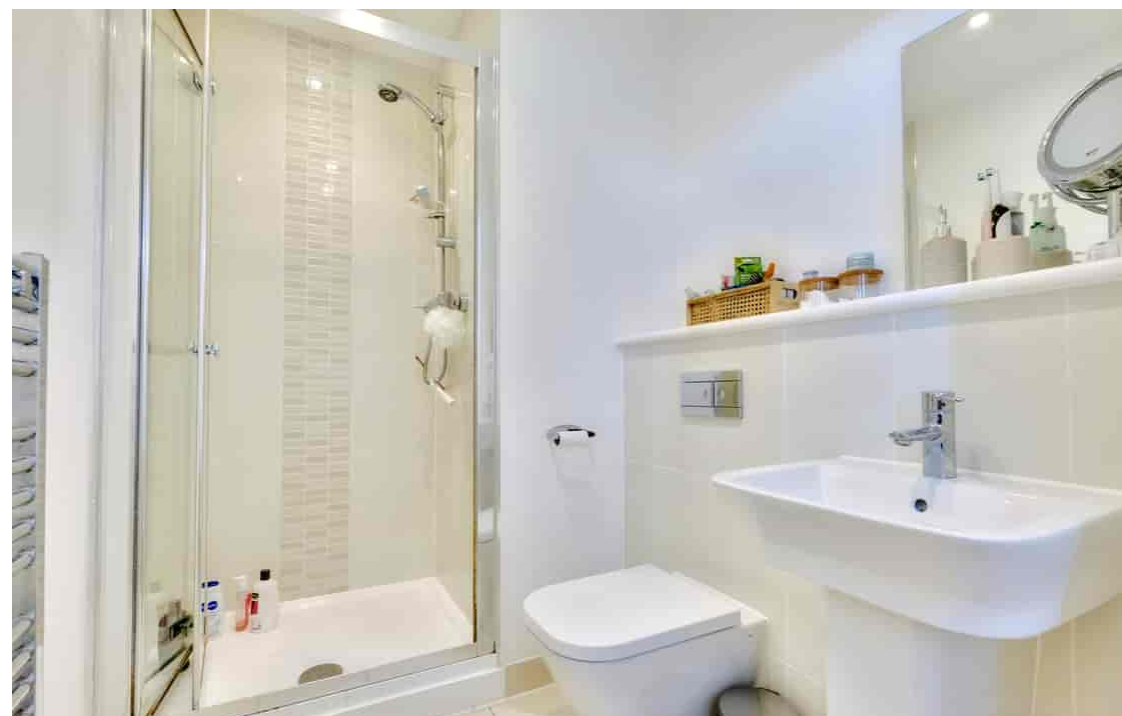
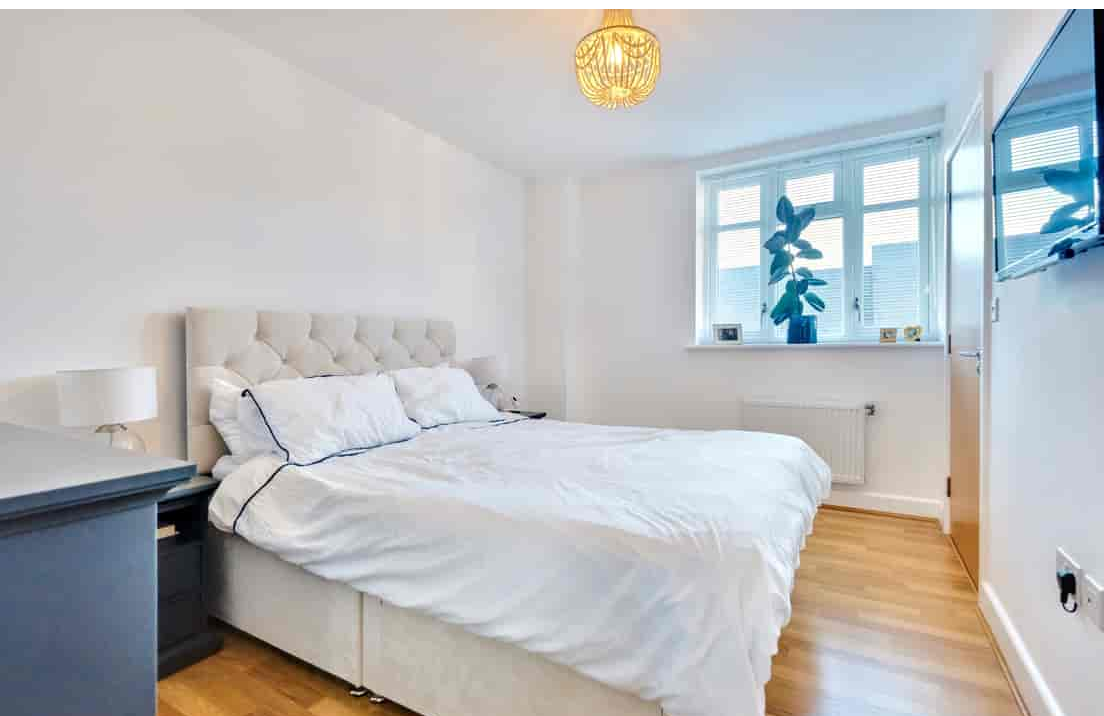
Leasehold information:

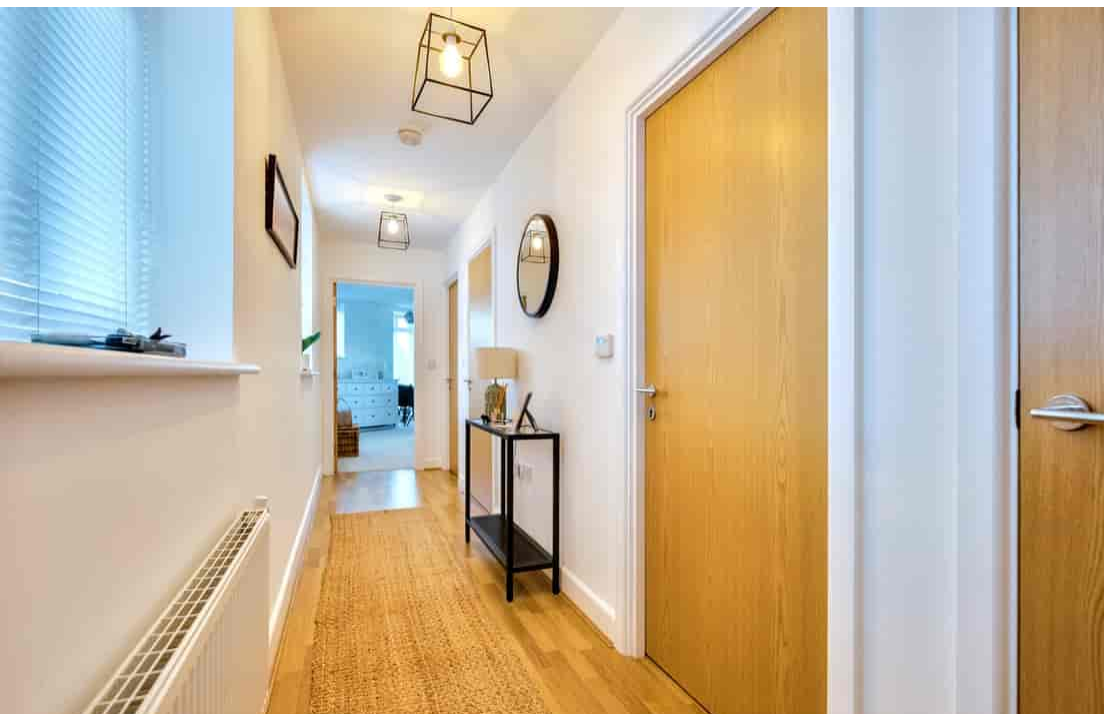
125 years from and including 1 January 2021

Ground rent £250 per annum

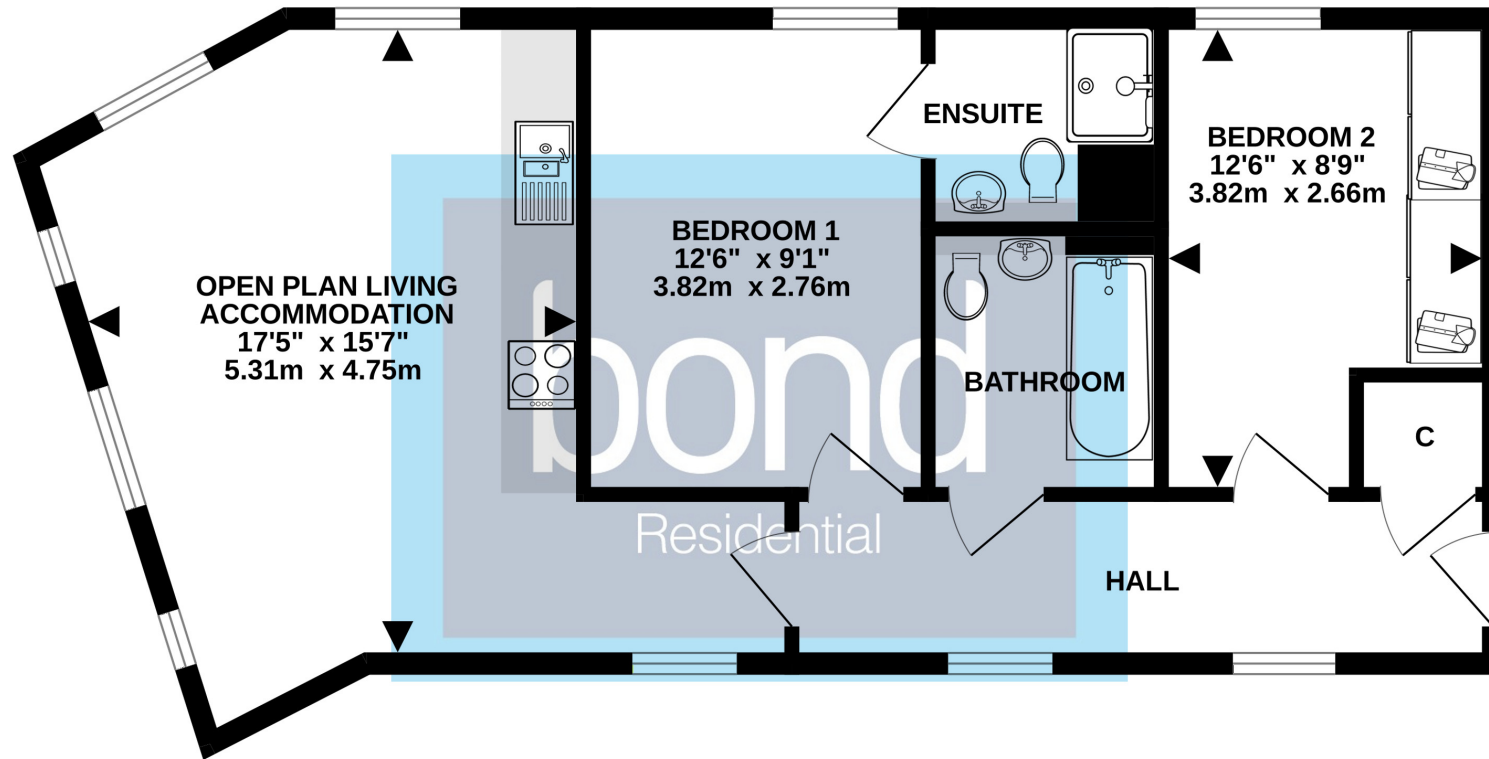
Annual service charge £1017

- First Floor Apartment
- Open Plan Living Accommodation With Fitted Kitchen
- Bathroom With Modern White Suite
- Sought After St John's Development
- Two Bedrooms
- Master Bedroom With En Suite
- Allocated Parking Space
- Situated Within 1.2 Miles Of Chelmsford City Centre





FIRST FLOOR



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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