



## 84 Lockside Marina, Chelmsford, CM2 6HF

Council Tax Band D (Chelmsford City Council)



£245,000 Leasehold



This modern first floor apartment comprises an entrance hall, open plan kitchen/living room with fitted kitchen offering built in appliances, balcony overlooking the River Chelmer, two bedrooms and bathroom with white suite. Externally the property is set in communal grounds with allocated parking space.

## LOCATION

Lockside Marina is situated within Chelmsford City Centre, within easy access of High Street and mainline station. 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 newly 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.

Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools.

There is a selection of parks and open spaces within close proximity. It is a pleasant riverside walk through to the city centre. The Chelmer Valley Nature Trail is just minutes away as is the Riverside retail park.

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.

**EPC Rating - C Council Tax Band- D Tenure - Leasehold Lease** 125 years from 25 March 2002 with 102 years remaining. **Ground Rent** £200 per annum. **Service Charge** - £1845 per annum.

Lease 125 years from 25 March 2002 with 102 years remaining. Ground Rent - £200 per annum. Service Charge - £1845 per annum.

- Modern First Floor Apartment
- Two Bedrooms
- Allocated Parking Space
- No Onward Chain

- Open Plan Kitchen/Living Room
- Balcony
- Overlooking River Chelmer
- City Centre Location















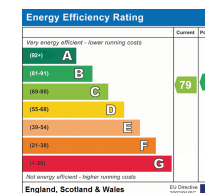






TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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