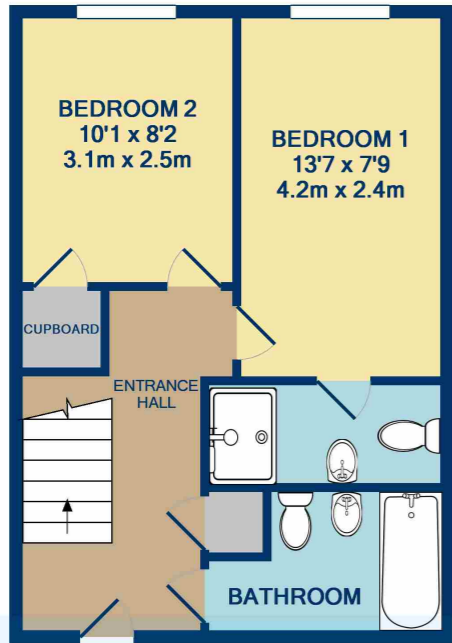
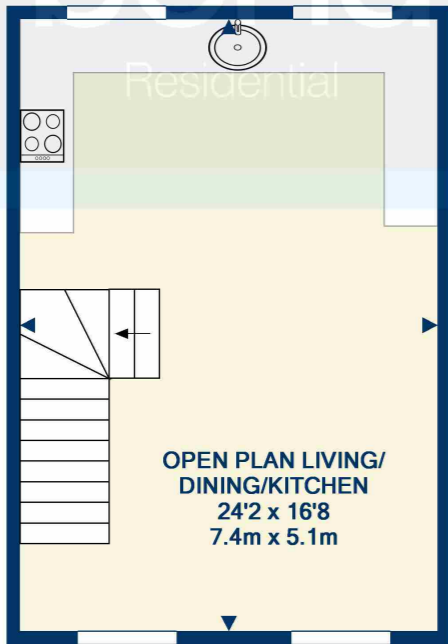


Mary Munnion Quarter, St Johns, Chelmsford, Essex, CM2 9FT



GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2017

FLOORPLAN



Energy Efficiency Rating C



£343,000

Mary Munnion Quarter, St Johns, Chelmsford, Essex, CM2 9FT



ACCOMMODATION

This stunning two Bedroom Duplex With Private Entrance is set within a character building which was converted in 2013 by Linden Homes. Accommodation comprises an entrance hallway, master bedroom with en-suite shower room, bedroom two with access to the under stairs storage cupboard and main bathroom with modern white suite. To the first floor is the open plan living/dining/kitchen area with integrated appliances. The apartment also features fantastic high ceilings allowing ample natural light to fill the rooms, tall sash windows & gas central heating. Externally there are landscaped grounds, public open spaces and one allocated parking space plus the St Johns development benefits from visitors parking spaces.

LOCATION

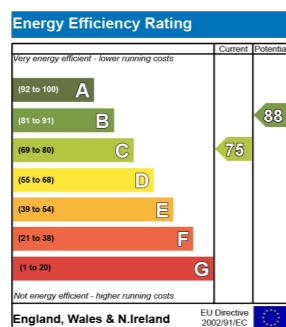
Mary Munnion Quarter is located in the highly desirable St John's development off of Wood Street in Chelmsford which is within easy access of the A12 and conveniently located within 1.2 miles of Chelmsford city centre. There are a selection of local amenities within walking distance of the development 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. St John's is spoilt for local schooling with a selection of outstanding private schools, two hugely popular primary schools in Moulsham Infants & Juniors and Mildmay Primary school as well as Moulsham senior school all within a mile of the St John's development.

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 of 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 is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 38 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- Two Bedroom Duplex With Private Entrance
- No Onward Chain
- Two Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Open Plan Living/Dining/Kitchen Area
- High Ceilings
- Gas Central Heating
- 125 Year Lease From January 2013
- Sought After St John's Development



£343,000



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