



William Bull Place, Beaulieu, Chelmsford, Essex, CM1 6GP

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Guide Price £270,000 - £280,000 Leasehold



Welcome to this superbly presented modern ground floor maisonette, nestled within the highly sought-after Beaulieu development. This property offers an exceptional opportunity for first-time buyers, downsizers, or investors seeking a stylish and convenient home with a wealth of desirable features. The inviting open-plan living accommodation, designed to maximise space and light. The living area is complemented by a charming bay window, creating a perfect spot to relax and unwind. The fitted kitchen is a culinary delight, boasting built-in appliances that cater to all your cooking needs, making meal preparation a breeze. The bedroom is a tranquil retreat, featuring a mirror-fronted wardrobe that not only provides ample storage but also enhances the sense of space. The contemporary bathroom suite is elegantly designed, offering a touch of luxury to your daily routine. Practicality is at the forefront of this maisonette, with a hallway that includes a built-in storage cupboard, ensuring a clutter-free living environment. Additionally, the property benefits from an allocated parking space, providing convenience and peace of mind. One of the standout features of this maisonette is its favourable lease terms. With a 999-year lease, no ground rent payable, and a low service charge of XXX per year.

## Location

Beaulieu is a modern development which is a vibrant new district for Chelmsford offering inspirational architecture and landscape. It has its own unique identity inspired by its rich heritage, offering premium housing and exemplary community facilities. Set around the majestic New Hall School, formerly King Henry VIII's Tudor palace, and its estate parkland, the development is conceived as a series of individually designed neighbourhoods that connect to the wider landscape and countryside. Beaulieu has been designed and driven by the needs and aspirations of the community. Situated on the north-eastern edge of Chelmsford, Beaulieu provides a complete range of well-designed new homes from one bedroom apartments to five bedroom family houses. The residential areas are supported by a wide range of facilities including Essex's first 'All Through' Beaulieu school which opened in 2018 a collection of community, health, sport and retail amenities together with an extensive network of parkland and green open spaces. Designed to serve as the 'heart' of Beaulieu is the Beaulieu Square Neighbourhood Centre offering local shops, a dentist, vets, Community Centre, day nursery and an education centre. Beaulieu is situated to the North East of the city of Chelmsford, in a highly accessible location between the A130 and the A12 (jct.19). A network of cycleways run throughout Beaulieu and transport connections are further enhanced by a bus service providing a convenient connection to Chelmsford city centre and beyond.

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.

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.

- Ground Floor Maisonette
- One Bedroom
- Superbly Presented
- 999 Year Lease
- Open Plan Living Accommodation With Fitted Kitchen
- Bathroom With Contemporary White Suite
- Allocated Parking Space
- No Ground Rent

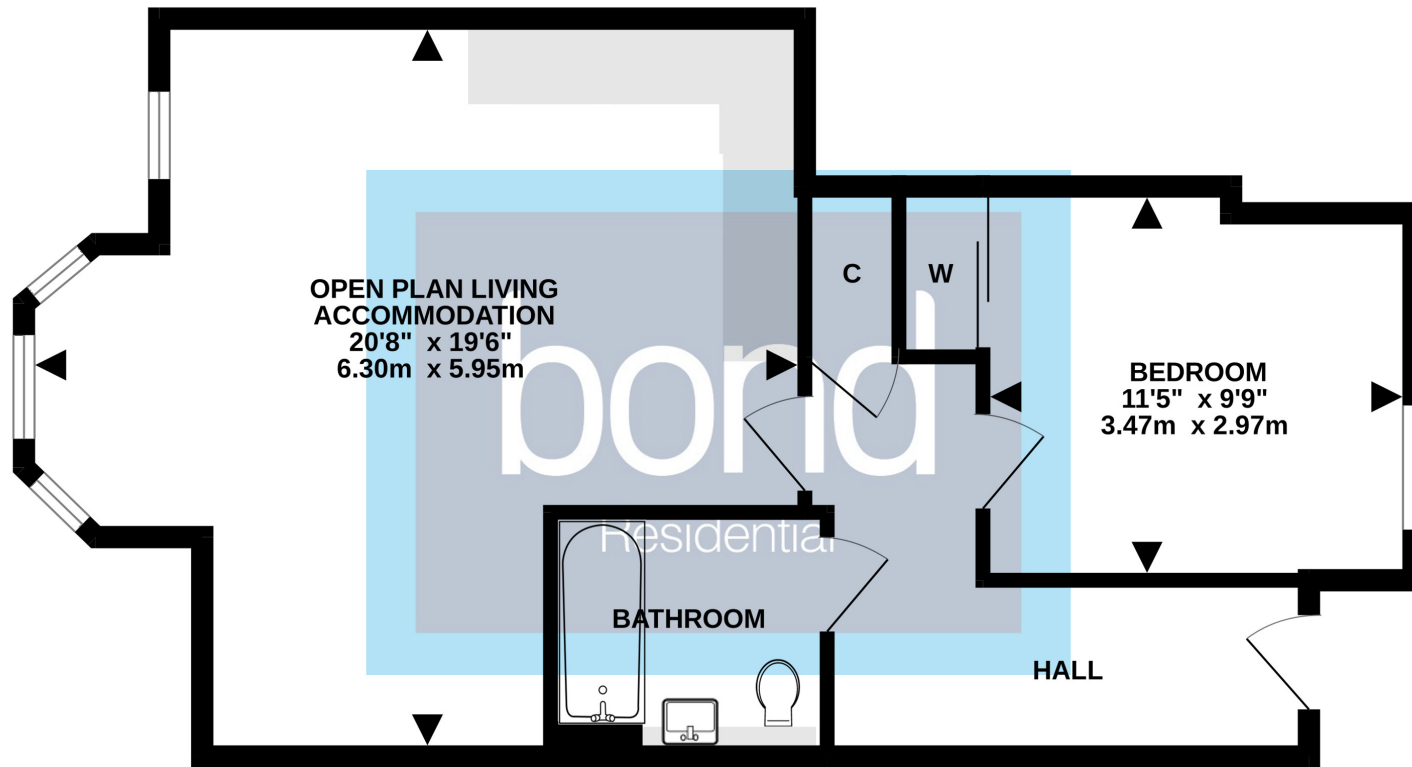








GROUND FLOOR  
576 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.6 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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