



New Writtle Street, Chelmsford, Essex, CM2 0RR

Council Tax Band D (Chelmsford City Council)



Guide Price £280,000 - £300,000 Leasehold

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This Modern purpose built two bedroom duplex apartment is situated in the sought after Parkside Court Development within walking distance of both Chelmsford High Street and mainline station.

The property features accommodation laid out over three floors and comprises a personal entrance door to a entrance hall with stairs leading to the first floor, a living room which is part open plan to a fitted kitchen, a second bedroom and a bathroom. To the second floor there is a useful study area with natural light, a master bedroom with fitted wardrobes and an en-suite shower room. Externally the property benefits from an allocated parking space set within a gated courtyard.

Location

Situated within walking distance of Chelmsford High Street and within the city centre, which 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 including Central Park which provides a pleasant riverside walk and cafe near the lake.

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

Tenure: Leasehold **Lease Start Date** 29/03/2001 **Lease End Date** 01/01/2125 **Lease Term** 125 years from 1 January 2000 **Lease Term Remaining** 99 years **Council Tax Band:** D **EPC Rating:** C

- Duplex Apartment
- Two Bedrooms
- Gated Allocated Parking Space
- Walking Distance Of Chelmsford Mainline Station & High Street

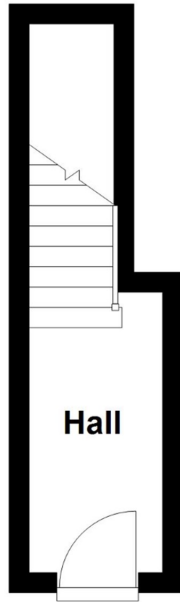
- Living Room With Partially Open Plan Kitchen
- Principal Bedroom With Fitted Wardrobes & En Suite
- Viewing Highly Recommended



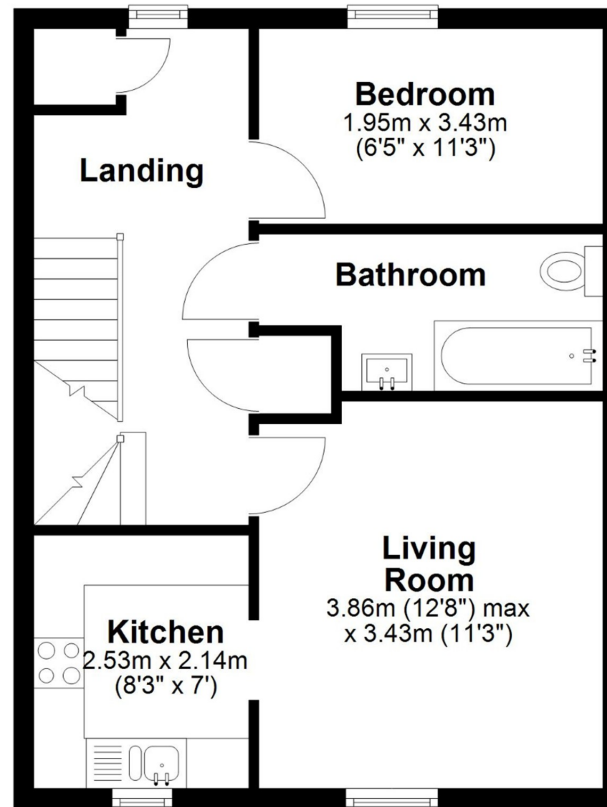




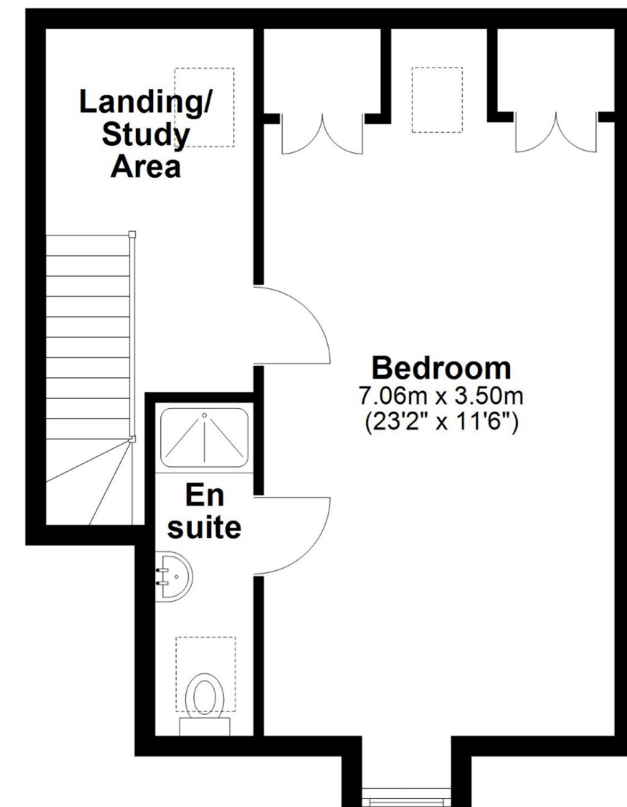
Ground Floor



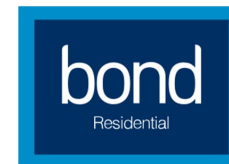
First Floor



Second Floor



APPROX INTERNAL FLOOR AREA 87 SQ M (940 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 all measurements are approximate **NOT** to be used for valuation purposes.
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