

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



Energy Efficiency Rating C



£285,000

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	76	76
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

ACCOMMODATION

This two bedroom first floor conversion apartment is situated in a courtyard setting and features open plan living accommodation with fitted kitchen area, two double bedrooms both with vaulted ceilings, bathroom with modern white suite, storage cupboard and loft space. Externally the property benefits from an allocated parking space, communal bike shed and the St John's development features a number of open green landscaped spaces for residents to enjoy.

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 28 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- **First Floor Conversion Apartment**
- **Two Double Bedrooms With Vaulted Ceilings**
- **Open Plan Living Accommodation**
- **Fitted Kitchen Area**
- **Bathroom With Modern White Suite**
- **Allocated Parking Space**
- **Sought After St John's Development**
- **116 Years Remaining On Lease**

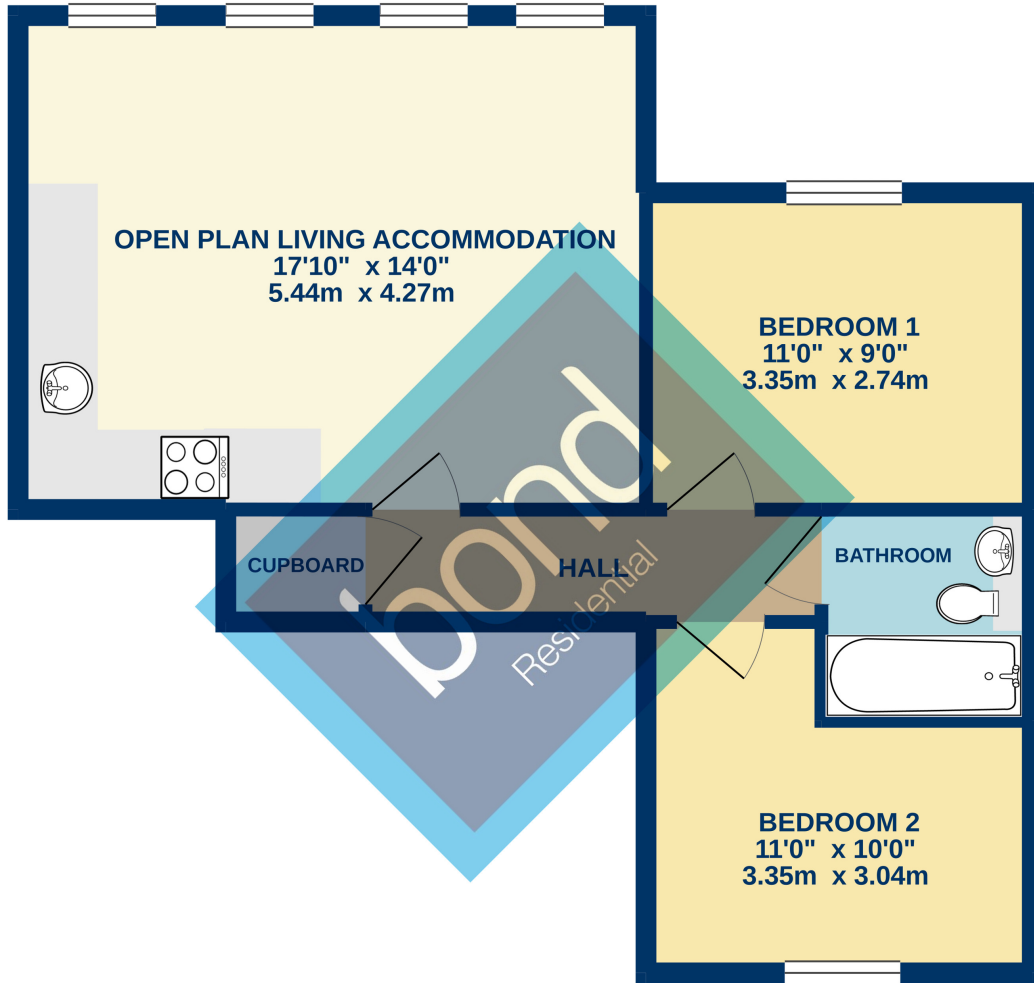


01245 500599

www.bondresidential.co.uk

f/bondresidential  **@bondresidential**

FIRST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 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.
Made with Metropix ©2021

F
L
O
O
R
P
L
A
N



01245 500599
www.bondresidential.co.uk
43 New London Road, Chelmsford, CM2 0ND



Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.