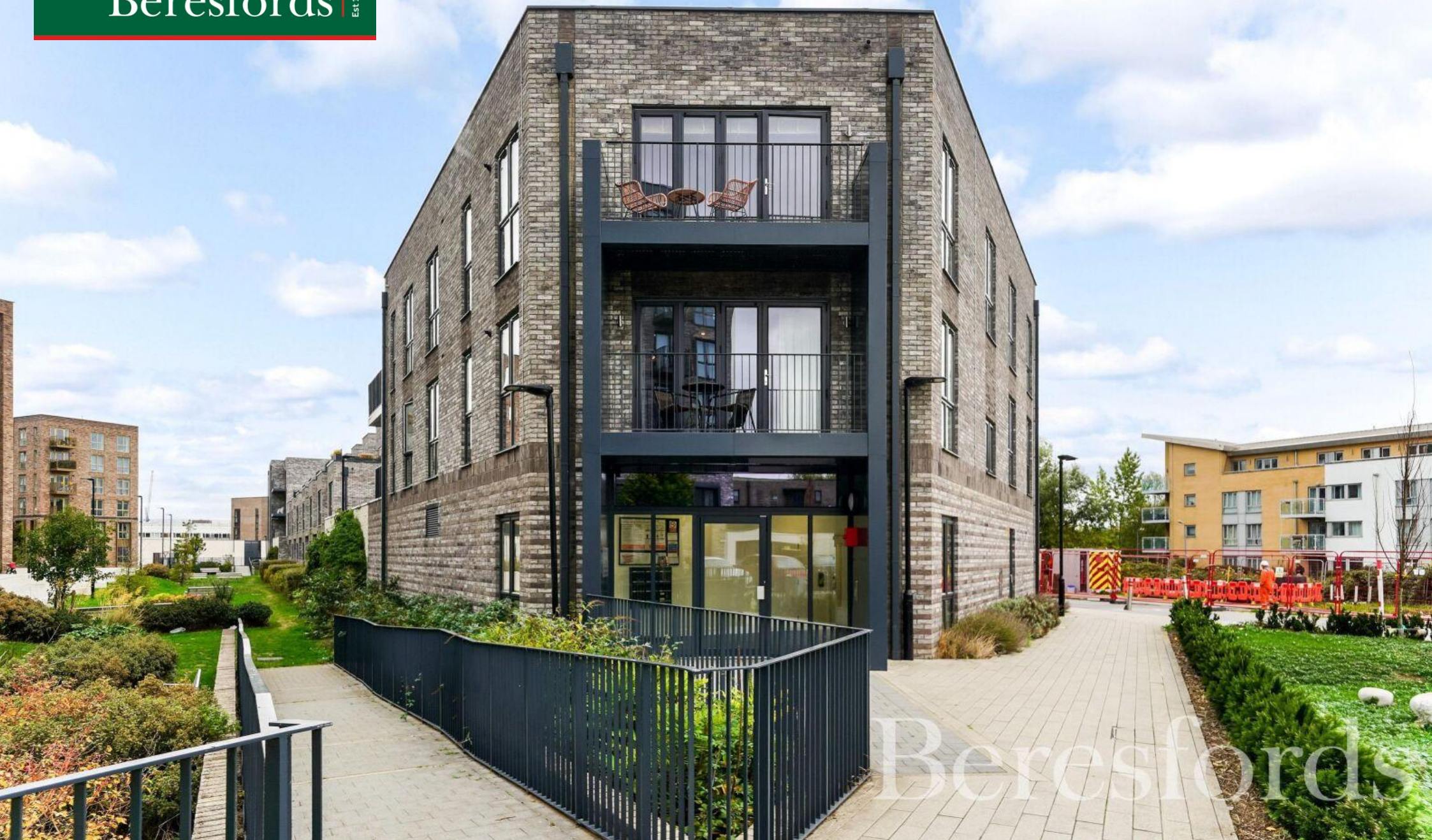




Beresfords

Asking Price £325,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | Top Floor | Council Tax Band D | EPC B | Ref CHS250387

Wharf Road Chelmsford CM2 6LB

Exceptional top floor apartment with canal views, featuring a stunning open plan kitchen / reception / dining room, upgraded kitchen, bi-fold doors and a private south-facing balcony. Two generous bedrooms, two bathrooms, allocated parking and easy access to Chelmsford station and city centre.

- Two bedroom top floor apartment
- Stunning open plan kitchen / reception / dining room
- Upgraded kitchen with integrated appliances and ample storage
- Private south-facing balcony accessed via bi-fold doors
- Principal bedroom with en-suite shower room
- Contemporary family bathroom
- Allocated parking space and visitor permit
- Located close to Chelmsford city centre and mainline station



Scan the QR code for full details and key information on this property.





Beresfords - Chelmsford Sales

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CM1 1HL

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£1,930.25

Lease Length:

125 years (from 01/01/2020)

Ground Rent (per annum):

£325.00

Approximate Gross Internal Area = 72.2 sq.m / 777 sq.ft

Balcony

11'6" x 3'3"

3.50m x 1.00m

Bedroom

17'7" x 11'1"

5.36m x 3.38m

Kitchen /

Reception /
Dining Room

15'10" x 15'5"

4.83m x 4.70m

Bedroom

13'6" x 10'11"

4.11m x 3.33m

Second Floor

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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