



## Kingfisher House Hoffmanns Way

Asking price £275,000



Nestled in the heart of Chelmsford, Essex, this collection of 26 Brand New Apartments is set to redefine modern sophistication. Designed with meticulous attention to detail and impeccable craftsmanship, each home offers the perfect blend of style and comfort.

Each Apartment offers spacious layouts, high-end finishes complete with either a private balcony or patio area to enjoy throughout the year. An added extra is the parking facilities on offer. Each Apartment is allocated with one parking space, with the possibility of purchasing additional spaces (subject to availability) and also the benefit of adding your very own EV point.

Whether you're seeking a peaceful retreat or a luxurious space to entertain guests, these apartments offer a truly unparalleled lifestyle. Embrace a life of luxury with FCM Holdings' latest masterpiece - 'Kingfisher House' Chelmsford.



## Communal Entrance

## Entrance Hall

## Open Plan Kitchen/Living Room

This open plan kitchen is complete with an integrated fridge/freezer, washer/dryer, dishwasher and electric 'Bosch' oven and an induction hob.

## Balcony

## Bathroom

A luxurious bathroom suite comprising a bath with a shower over, wash hand basin and WC, fully tiled.

## Bedroom

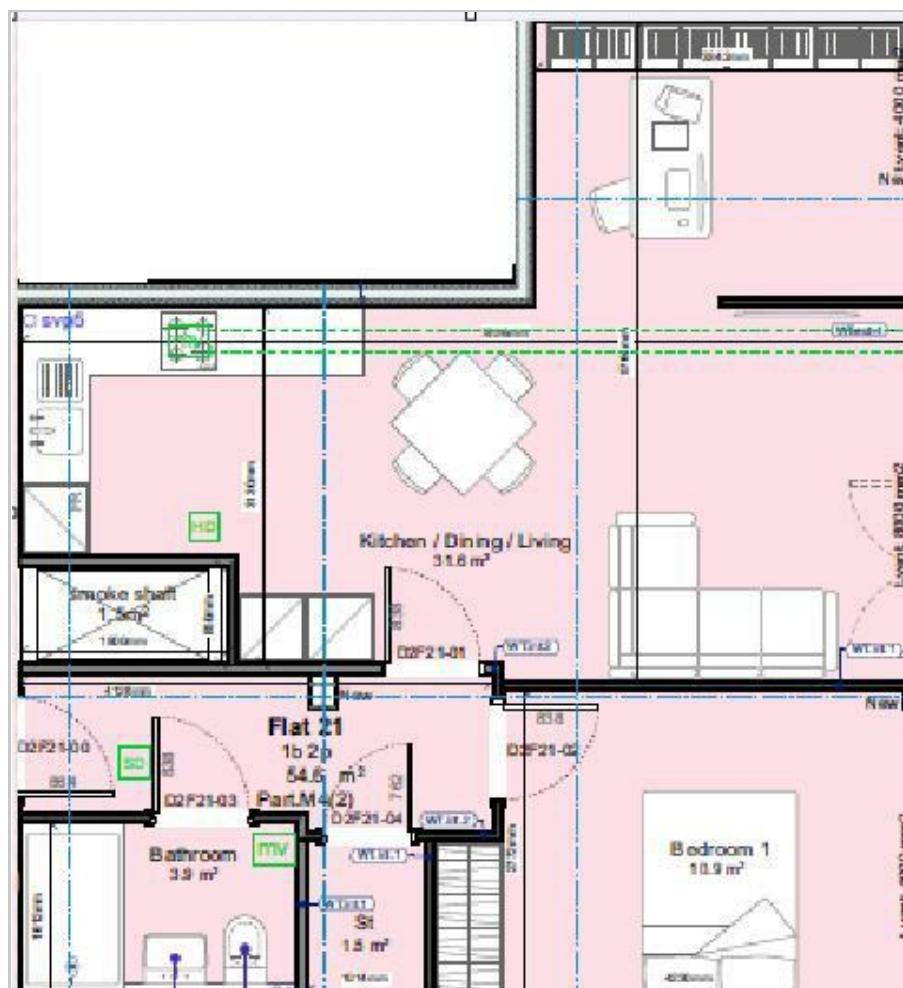
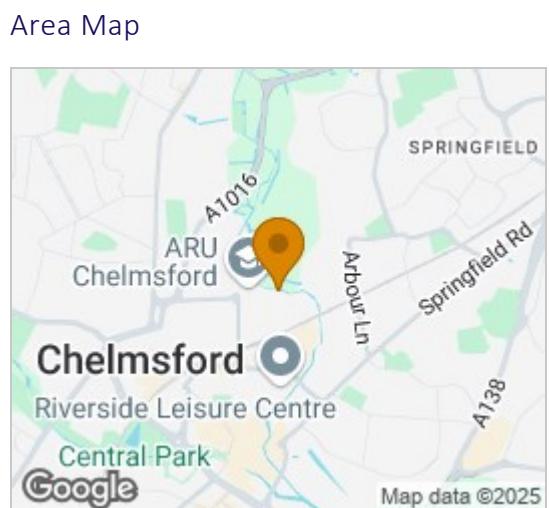
A double bedroom offering plenty of light and a window to the side.

## Exterior

## Allocated Parking

An allocated parking space, with the option to purchase an additional space \*subject to availability.

## Communal Landscaping



## Energy Efficiency Graph

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
2007/34/EC

Environmental Impact (CO<sub>2</sub>) Rating

| Rating  | Score Range | Current | Potential |
|---|-------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus)   | 95      | 95        |
| (81-91)   | B           |         |           |
| (69-80)   | C           |         |           |
| (55-68)   | D           |         |           |
| (39-54)   | E           |         |           |
| (21-38)   | F           |         |           |
| (1-20)  | G           |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |             |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.