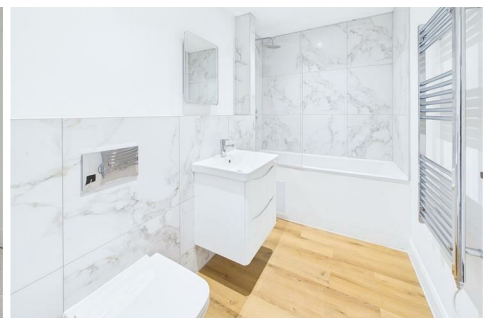


# KILN & LODGE

ESTATE AGENTS : REDEFINED



## 26 Kingfisher House Hoffmanns Way, Chelmsford, CM1 1FR

\* The Penthouse \*

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.

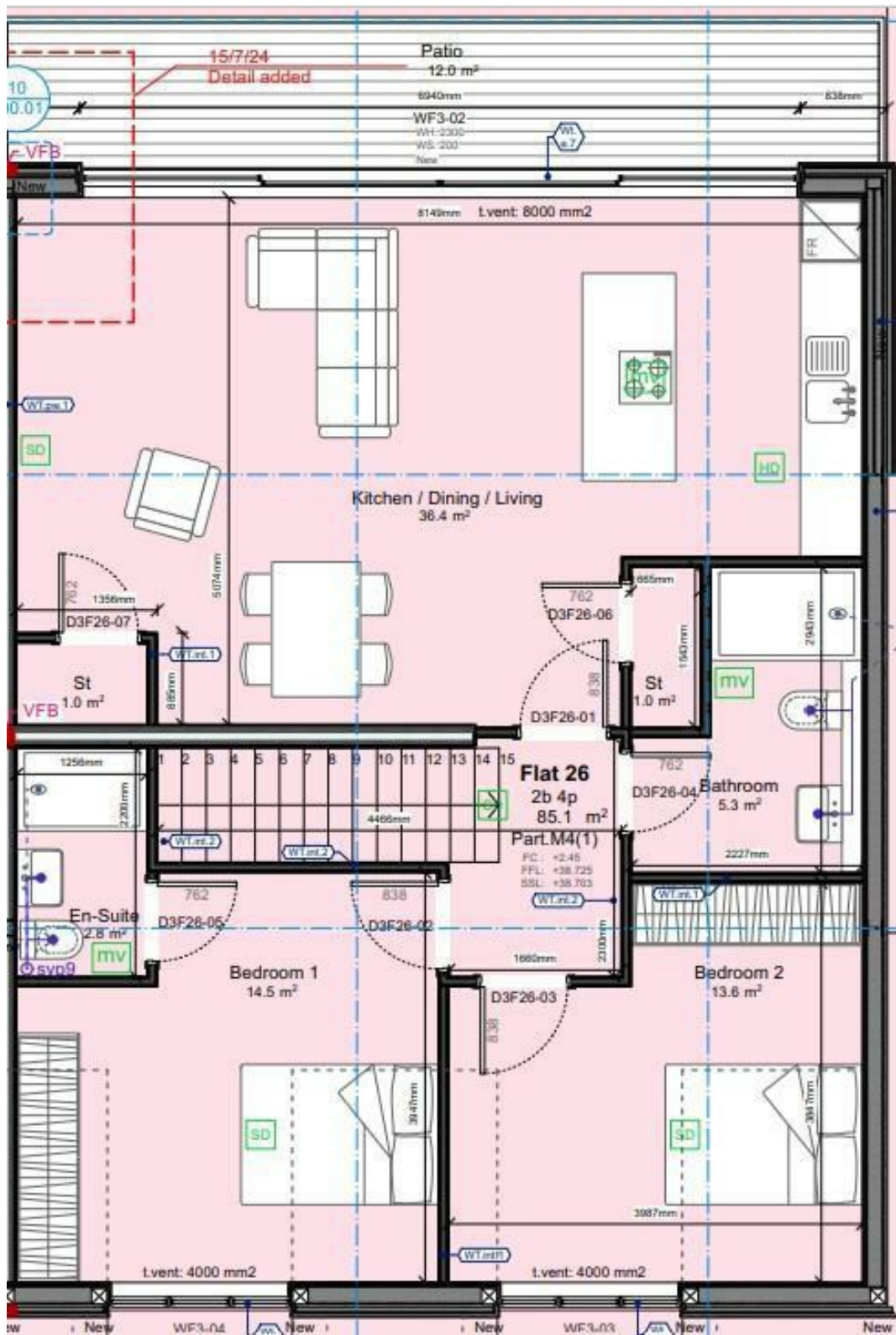
Each Apartment offers spacious layouts, high-end finishes complete with either a private balcony or patio area to enjoy throughout the year. An added extra is the parking facilities on offer. Each Apartment is allocated with one parking space, with the possibility of purchasing additional spaces (subject 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.

Plot 26

£1,925 Per month

- Penthouse Apartment
- Walk to Railway Station
- Walk to City Centre
- Allocated Parking
- High Specification
- Communal Lift
- Private Balconies
- Quiet Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	