

oakheart

£370,000

Asking Price

Plot 17, Waterloo Road, Chelmsford





Discover modern city living at its finest with Plot 17 at Waterloo Chambers, a beautifully crafted two-bedroom apartment in the vibrant heart of Chelmsford. This spacious home offers approximately 770 sq ft of thoughtfully designed living space, featuring a generous open-plan kitchen, living, and dining area that is flooded with natural light—perfect for both relaxing and entertaining. Both double bedrooms provide ample space

and comfort, while the contemporary bathroom is finished to an exceptional standard with elegant fixtures and ceramic tiling throughout.

Residents benefit from a high-specification Shaker-style kitchen with Bosch appliances, granite work surfaces, and LED under-unit lighting. Additional features include luxury Amtico flooring, modern internal doors, chrome fittings,

and a video intercom system for added security. The development offers allocated private parking, EV charging points, secure bike storage, and is pet-friendly. With a 10-year ICW build warranty and a desirable city centre location, Plot 17 is the ideal choice for those seeking style, convenience, and peace of mind in their next home.

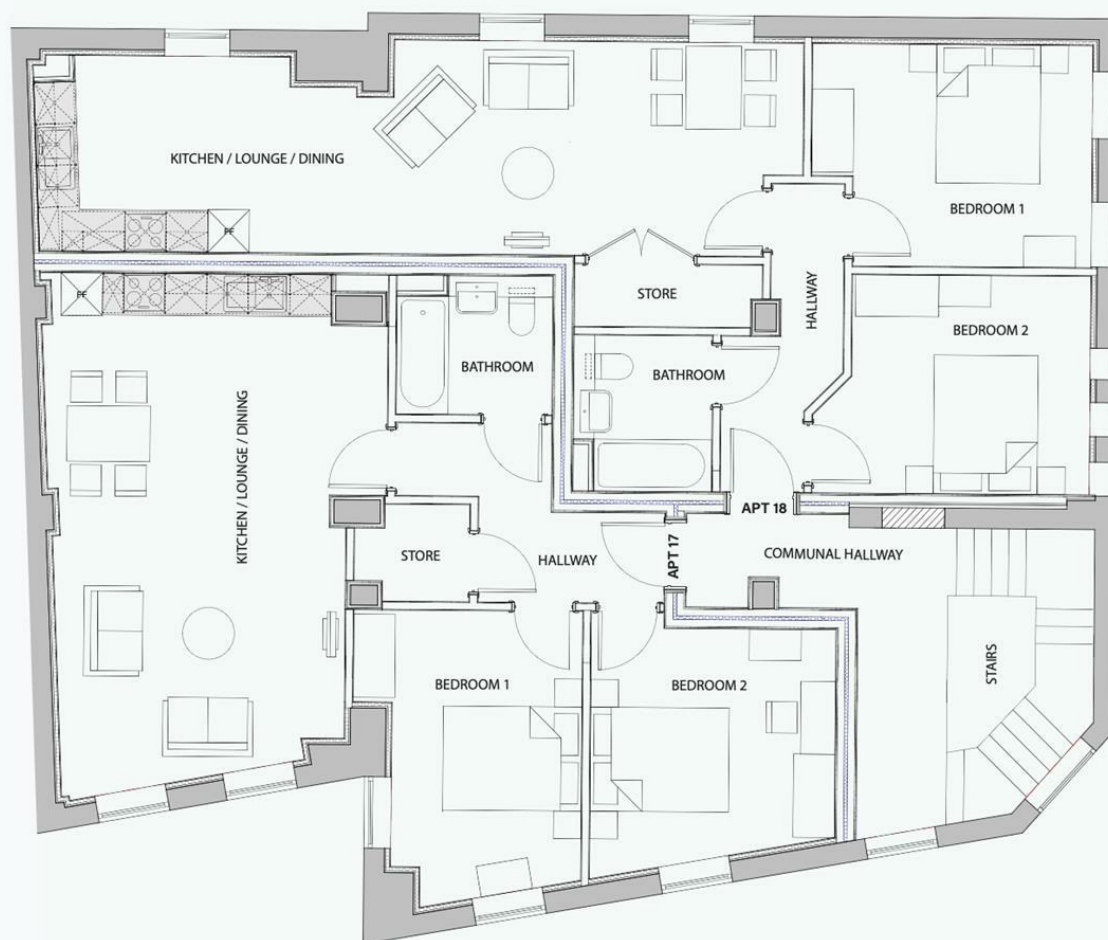
Images depict CGI or a previous phase











Local Authority:  
Chelmsford

Tenure:  
Leasehold

Council Tax Band:  
New Build

### Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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