

oakheart

£135,000

Cunard Square, Chelmsford

Step into contemporary city living with this stunning first-floor apartment in the heart of Chelmsford, available to purchase through a shared ownership scheme—offering a fantastic opportunity to buy a 45% share. Perfectly positioned for urban convenience, you'll be just steps from vibrant shops, restaurants, cafes, and cultural hotspots, with unbeatable public transport links only two minutes from your door—making commuting and exploring effortless.

With convenient lift access to outside your front door. Stepping inside, the apartment impresses with a spacious open-plan lounge and kitchen, flooded with natural light from large windows and patio doors. The modern kitchen

features sleek cabinetry and integrated appliances, ideal for both everyday living and entertaining friends. There is laminate wood flooring throughout. Enjoy year-round comfort with dual-zone gas central heating, allowing you to tailor the climate in every room to your preference.

Both double bedrooms are generously sized, offering ample space for relaxation and personal touches. The stylish bathroom boasts high-quality fittings, a clean design, and both a bath and shower for ultimate comfort.

Exclusive resident amenities elevate your lifestyle: work out in the on-site gym, enjoy the peace of mind provided by a dedicated concierge, and benefit from

secure allocated parking directly beneath your balcony—providing protection from the elements and rare convenience in the city.

With no onward chain, this apartment is ready for immediate occupancy. The NHBC warranty (issued in 2016) transfers to the new owner, offering added reassurance.

Chelmsford blends urban energy with countryside charm. The bustling Bond Street shopping complex, and a thriving food, arts, and entertainment scene. Families will appreciate top-rated schools, green spaces, and riverside walks, while commuters benefit from direct trains to London Liverpool Street in just over 30 minutes and easy access to the A12 and A130.





FOR SALE/TO BE LET

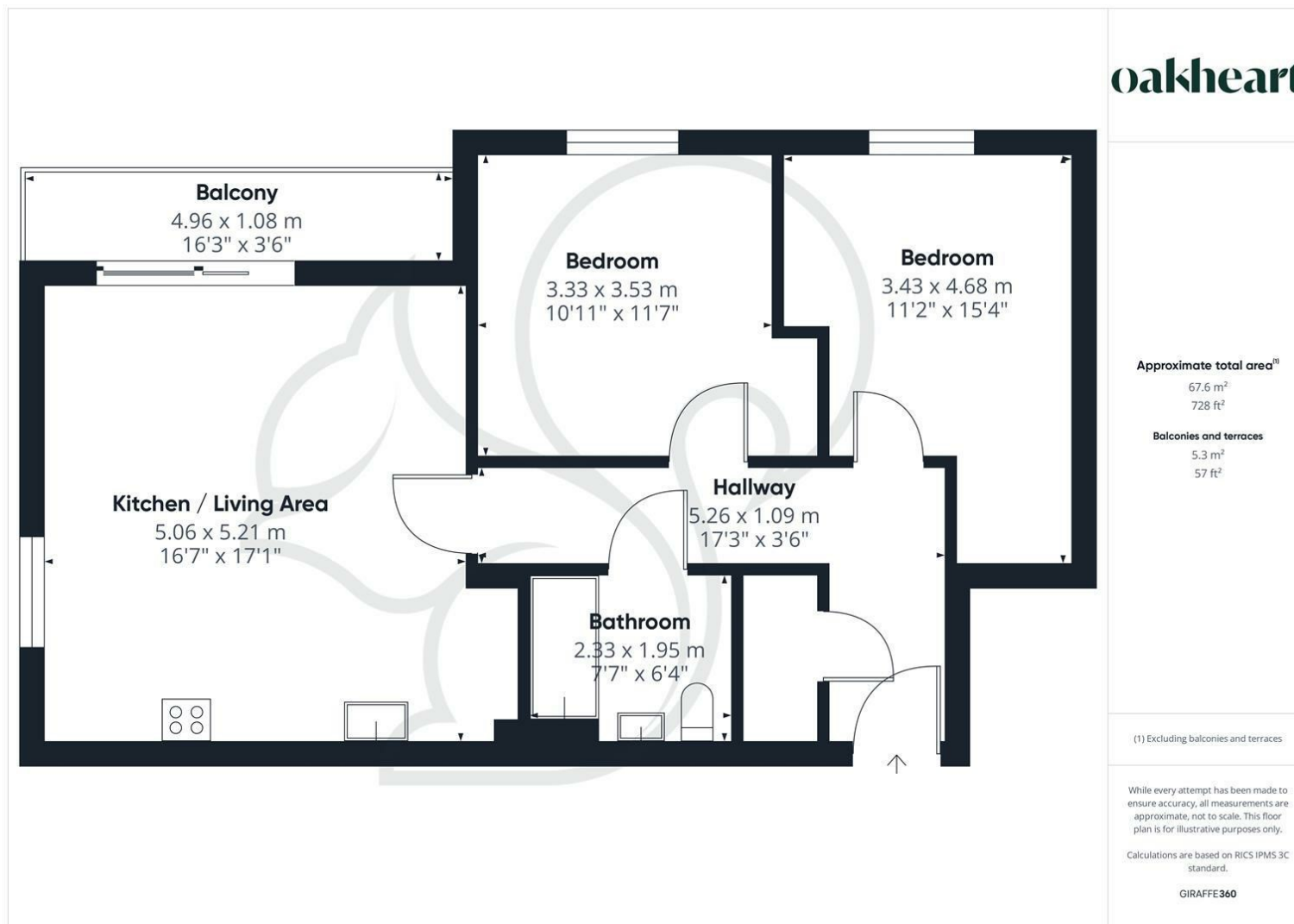
976 Sq. Ft.

(90.71 Sq. m.)

Suitable for a variety of uses







Local Authority:  
Chelmsford City Council

Tenure:  
Leasehold

Council Tax Band:  
D

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>83</b>                  | <b>83</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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