



236 Wharf Road

Chelmsford, CM2 6LP

Leasehold
Tax Band: E

Offers In Excess Of £375,000



A STUNNING, rarely available TOP-FLOOR PENTHOUSE apartment boasting THREE DOUBLE BEDROOMS, located a short walk to the CITY CENTRE! With an entrance hall, BEAUTIFUL 22' OPEN-PLAN LIVING AREA with BI-FOLD DOORS to the BALCONY and an adjoining modern kitchen, stylish bathroom, DRESSING ROOM & EN SUITE to the master bedroom, utility cupboard and allocated PRIVATE PARKING space. Contact Hamilton Piers of Chelmsford to view!



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Communal Entrance:

Secure video entry system, stairs and lift to top floor, entrance door to apartment.

Entrance Hall:

Doors to open plan living area, bedroom one, bedroom two, bedroom three, bathroom, utility cupboard, cupboard, radiator, Amtico flooring.

Open Plan Living Area:

22'3" x 13'6" > 12'7" (6.78m x 4.11m > 3.84m)

Tri-folding doors to balcony, double glazed window to side, radiator, Amtico flooring, open plan to:-

Kitchen:

Range of wall and base units, square edge quartz work surfaces with stainless steel sink inset, integrated induction hob with glass splash back and extractor over, oven, microwave, fridge freezer, dishwasher, boiler to cupboard

Bedroom One:

15'7" max x 13'2" max (4.75m max x 4.01m max)

Dual aspect double glazed windows to front and side, radiator, entrance to dressing room.

Dressing Room:

6'10" x 6'8" (2.08m x 2.03m)

Door to en-suite, fitted wardrobes.

En-Suite:

6'6" x 6'2" (1.98m x 1.88m)

Obscure double glazed window to front, fully tiles double shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

Bedroom Two:

15'8" x 9'1" (4.78m x 2.77m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three:

15'6" > 12'2" x 7' (4.72m > 3.71m x 2.13m)

Double glazed window to side, radiator.

Bathroom:

7'1" x 5'7" (2.16m x 1.70m)

Panel bath with shower over, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, Amtico flooring.

Utility Cupboard:

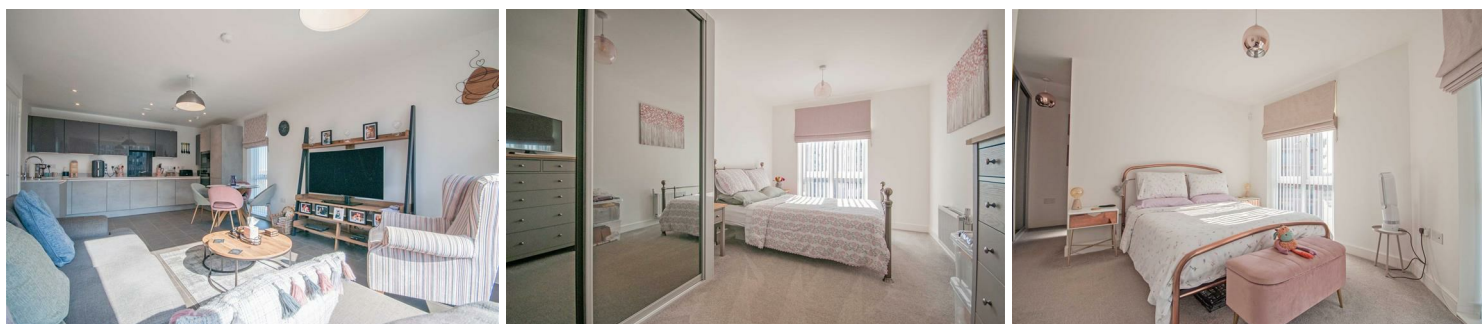
6'11" x 3'3" (2.11m x 0.99m)

Space for washer dryer.

Exterior:

Allocated parking space, well kept communal areas.

Balcony:



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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