



PERIOD
HOMES



Anchor Street
Old Moulsham CM2 0GD
Guide Price £650,000-£700,000

Anchor Street, Old Moulsham, CM2 0GD

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A true one-of-a-kind property located in the heart of Moulsham, just minutes from Chelmsford City centre and mainline railway station, in what was once Colonel Crompton's 'ARC Works' in the late 19th century, is this exceptional three bedroom city centre apartment. With ceilings reaching up to 9 meters high in places, exposed brickwork and feature arched windows, this stunning residence must be viewed to fully appreciate its remarkable character.

Accessed via a private staircase that leads up to a sun terrace, once through the front door, you are greeted by a welcoming entrance hall. Either side of the hallway are a pair of sizeable double bedrooms, the largest of which enjoys a pleasant dual aspect. The third bedroom has been adapted to provide a walk-in closet and dressing room accessed directly from the principal bedroom, which in turn leads through to an en-suite shower room.

As the hallway winds through the center of the building on its way to the reception space, there is a further contemporary shower room and a useful utility room and storage area.

The remainder of the accommodation is left to the impressive and unique open-plan kitchen/living/dining space. The first area you will arrive at is the newly fitted bespoke kitchen area, comprising of a range of above and below counter storage units, ample worktop space, breakfast bar and various integrated appliances.

As the area opens up, both the sitting and dining areas sit below an enormous vaulted glass roof ceiling, making the room feel light and airy in the extreme. A pair of double doors open to reveal Juliet balcony's in addition to a beautiful full height arched window, further adding to natural light that flows through the property.

Finally, a separate area in one corner of the living space has been reserved for an independent study/office area.

Externally, the property benefits from 2 allocated parking spaces in the communal carpark.

Lease - 120 years remaining

Service charge & ground rent inclusive approximately £1,600 PA





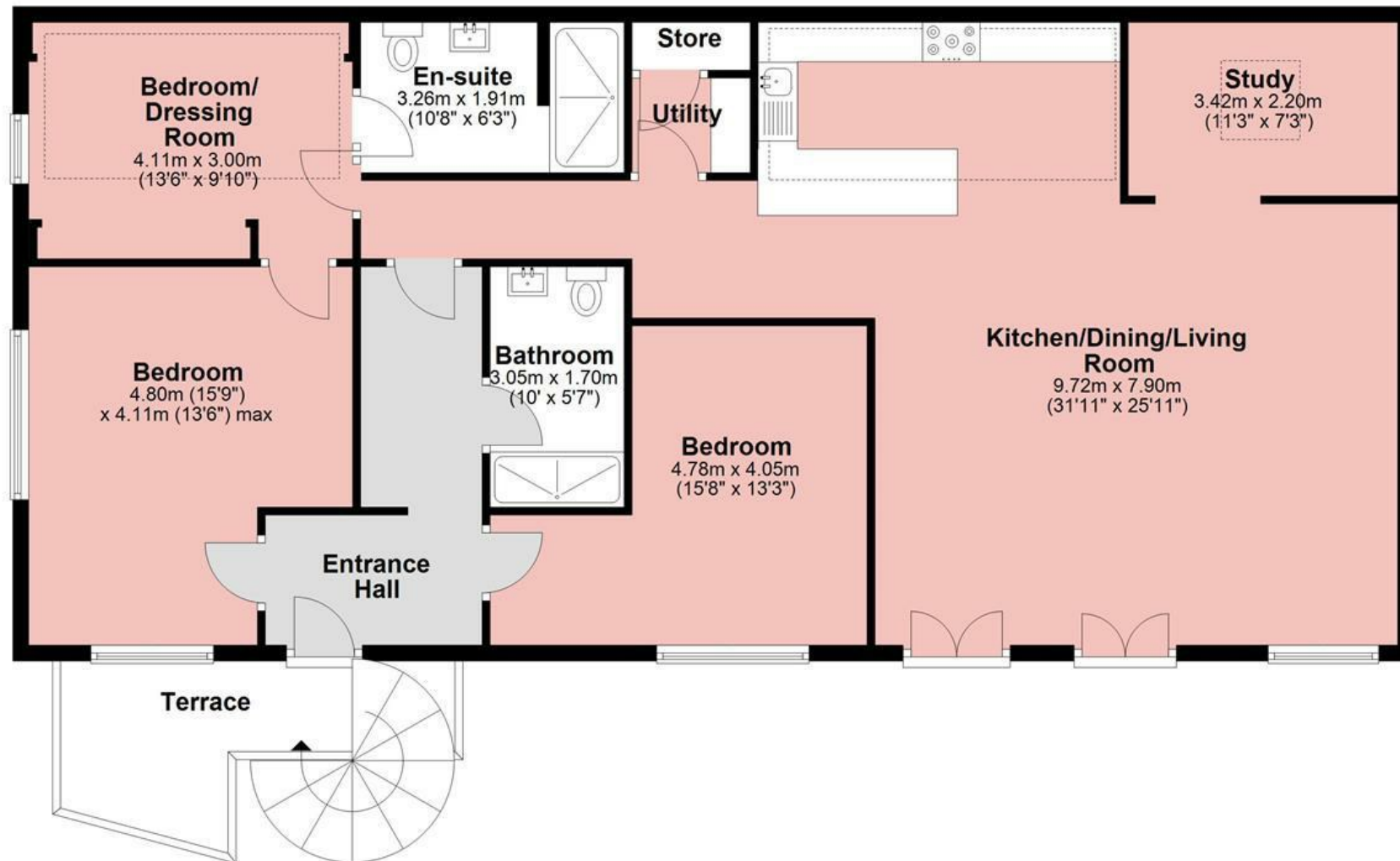
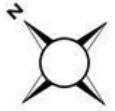


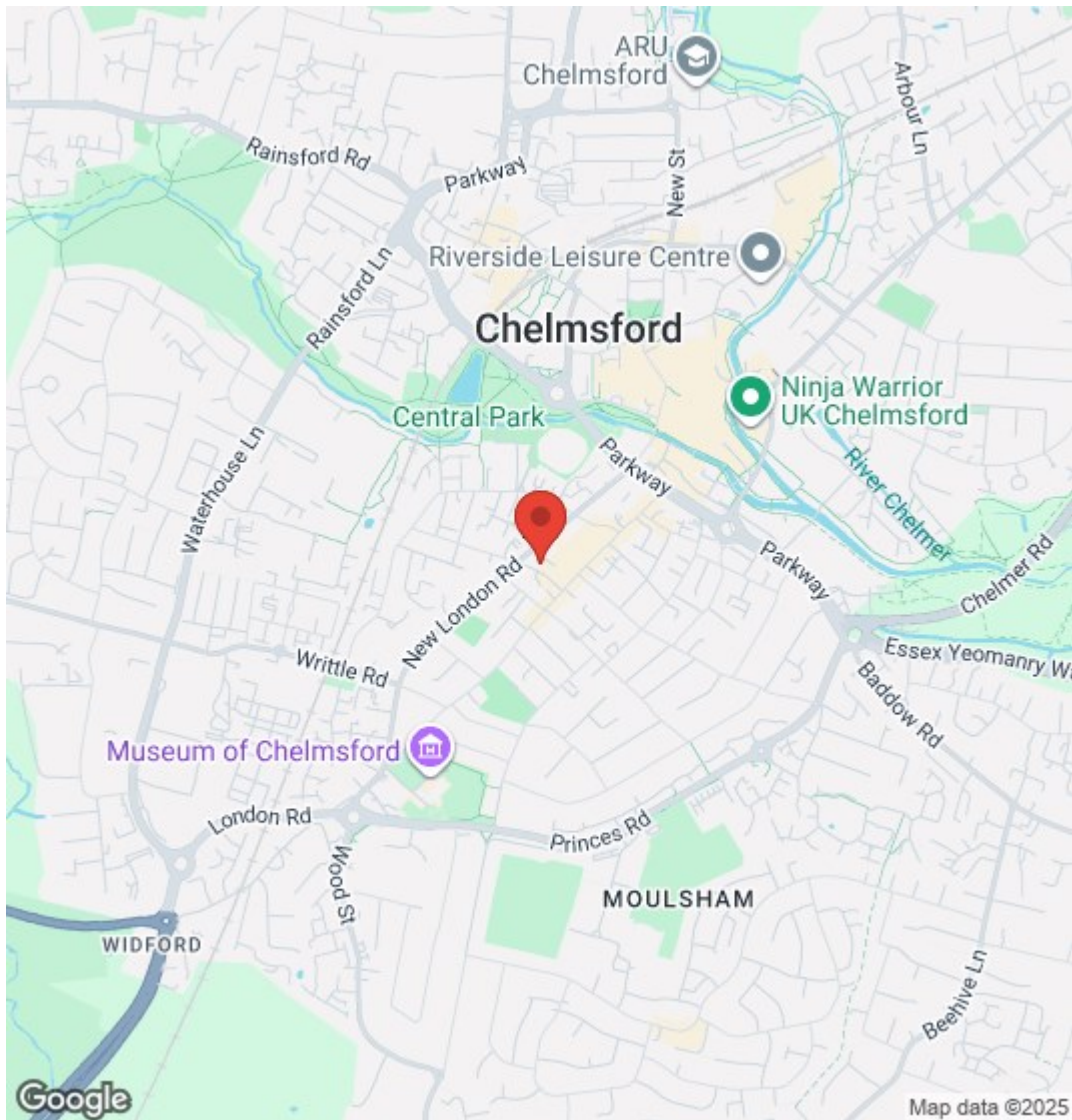




First Floor

Approx. 137.0 sq. metres (1475.1 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
England & Wales	72	72
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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