



New London Road  
Chelmsford CM2 0PD  
£625,000

## New London Road, Chelmsford, CM2 0PD

Simply one of the most outstanding penthouses in Chelmsford, offering in excess of 1,500 sq ft of modern living accommodation and a wraparound terrace offering breath-taking views over the City, Central Park, the River Can, and Essex Cricket Ground.

Constructed in 2016 by well-respected developers, Messrs Land Charter, this penthouse offers a high specification interior redecorated throughout with new carpets, comprising two double bedroom suites, two luxury en-suites, a fitted walk-in wardrobe, plus further cloakroom, and the most spectacular open-plan living space with multiple sets of sliding doors leading to the large outdoor terrace. These large glazed apertures bring the views of Chelmsford directly into the living space; it is quite spectacular.

A lift provides access to the top floor of Gemini House, with an oversize entrance door leading to a large entrance hall, providing a distant view through the main living area to greenery beyond. The high specification includes air conditioning (bedrooms and kitchen/living space), underfloor heating, ceiling speakers to principal rooms, with Neatsmith fitted wardrobes as well as a fully equipped kitchen, including Miele appliances and a Quooker hot tap. There are also two allocated tandem parking spaces.

The central location places the city quite literally on your doorstep, with Chelmsford station accessible within a half-mile walk. There are few opportunities quite this compelling in the centre of Chelmsford...

Council Tax Band: E

Lease Info - 189 years remaining. Service Charge - £3,951.12 p/a (2024). Ground Rent - £300 p/a

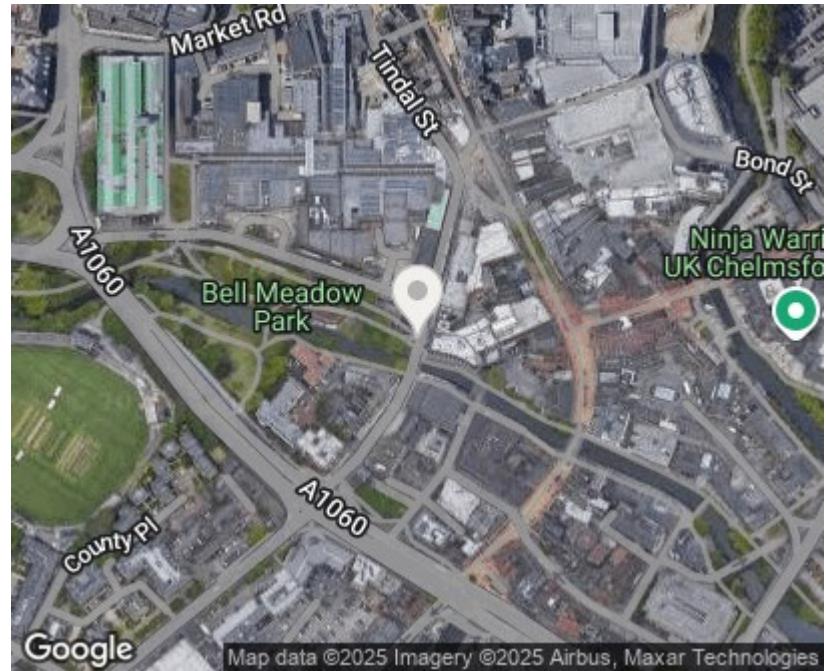
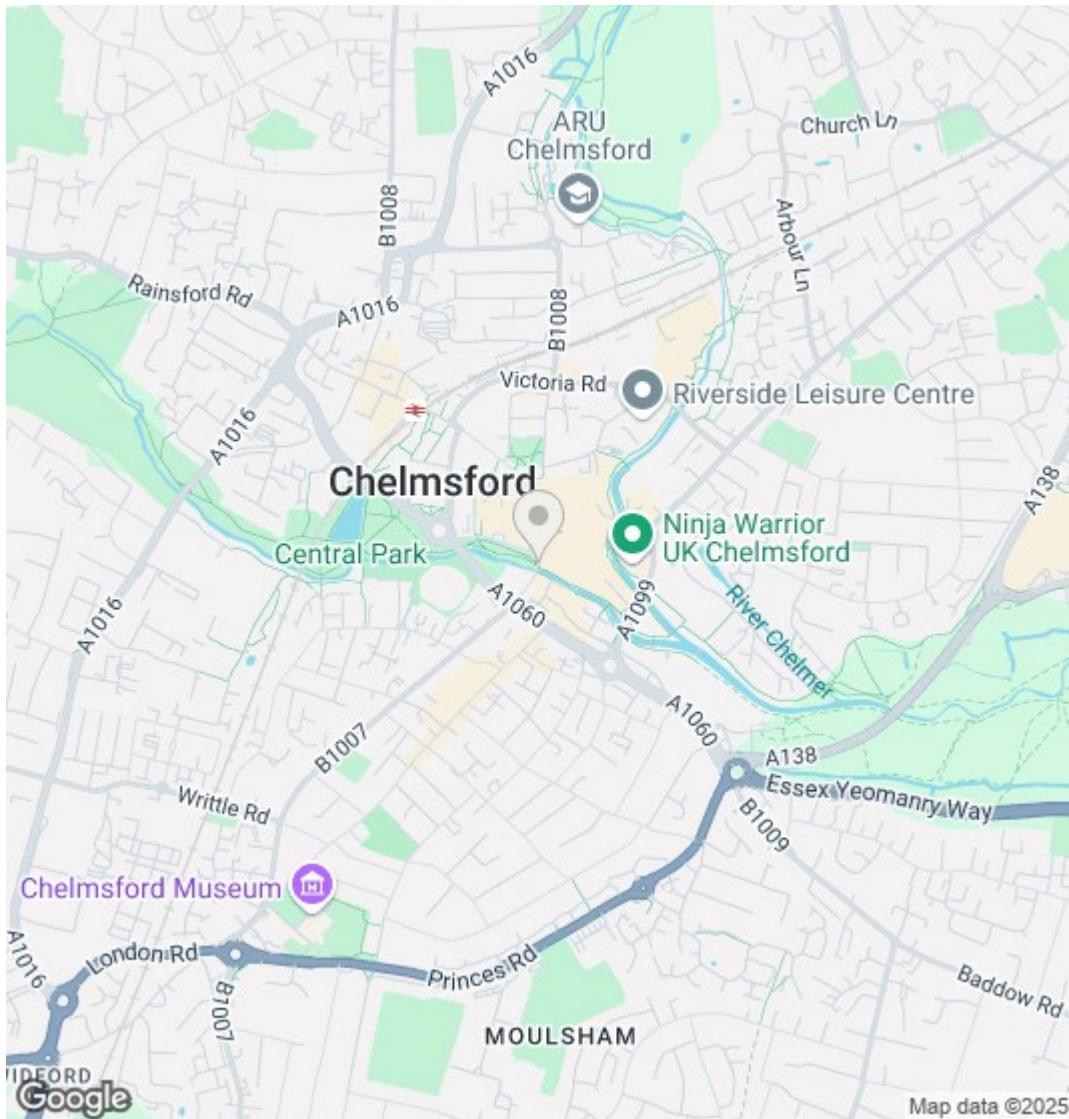












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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