



Gemini House, New London Road  
Chelmsford Essex CM2 0PD  
£730,000



## Gemini House, New London Road, Chelmsford, Essex CM2 0PD

Simply one of the most outstanding penthouses in Chelmsford, offering in excess of 1,800 sq ft of modern living accommodation and a wraparound terrace offering breathtaking views over the City, Central Park, the River Can, and Essex Cricket Ground.

Recently constructed by well-respected developers, Messrs Land Charter, The Penthouse offers a high specification interior comprising three double bedrooms, two luxury bathrooms plus cloakroom, and the most spectacular open-plan living space with no fewer than four 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. In addition to the main living accommodation, there are practical spaces to include a utility room, pantry, and excellent cloaks/storage area.

A lift provides access to the top floor of Gemini House, with an oversize entrance door leading to a long entrance hall, providing a distant view of the Crittal-style doors leading to the main living area. The high specification includes air conditioning, underfloor heating, electric blinds, and ceiling speakers throughout, as well as a fully equipped kitchen with Quooker hot tap and Miele appliances to include ovens, a coffee machine and wine cooler. There are also two allocated 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...









**ENTRANCE HALL**  
**CLOAKROOM/WC**  
**LOUNGE/DINING ROOM/KITCHEN**

32'2 x 25'11 (9.80m x 7.90m)

**UTILITY ROOM**

**PANTRY**

5'5 x 4'10 (1.65m x 1.47m)

**MASTER BEDROOM**

15'0 x 13'10 (4.57m x 4.22m)

**DRESSING ROOM**

**EN-SUITE BATHROOM**

**BEDROOM TWO**

12'7 x 12'6 (3.84m x 3.81m)

**EN-SUITE SHOWER ROOM**

**BEDROOM THREE**

11'10 x 11'1 (3.61m x 3.38m)

**TERRACE**

**LEASE DETAILS**

115 years remaining

**SERVICE CHARGES**

£3,000 per annum

**GROUND RENT**

£300 per annum









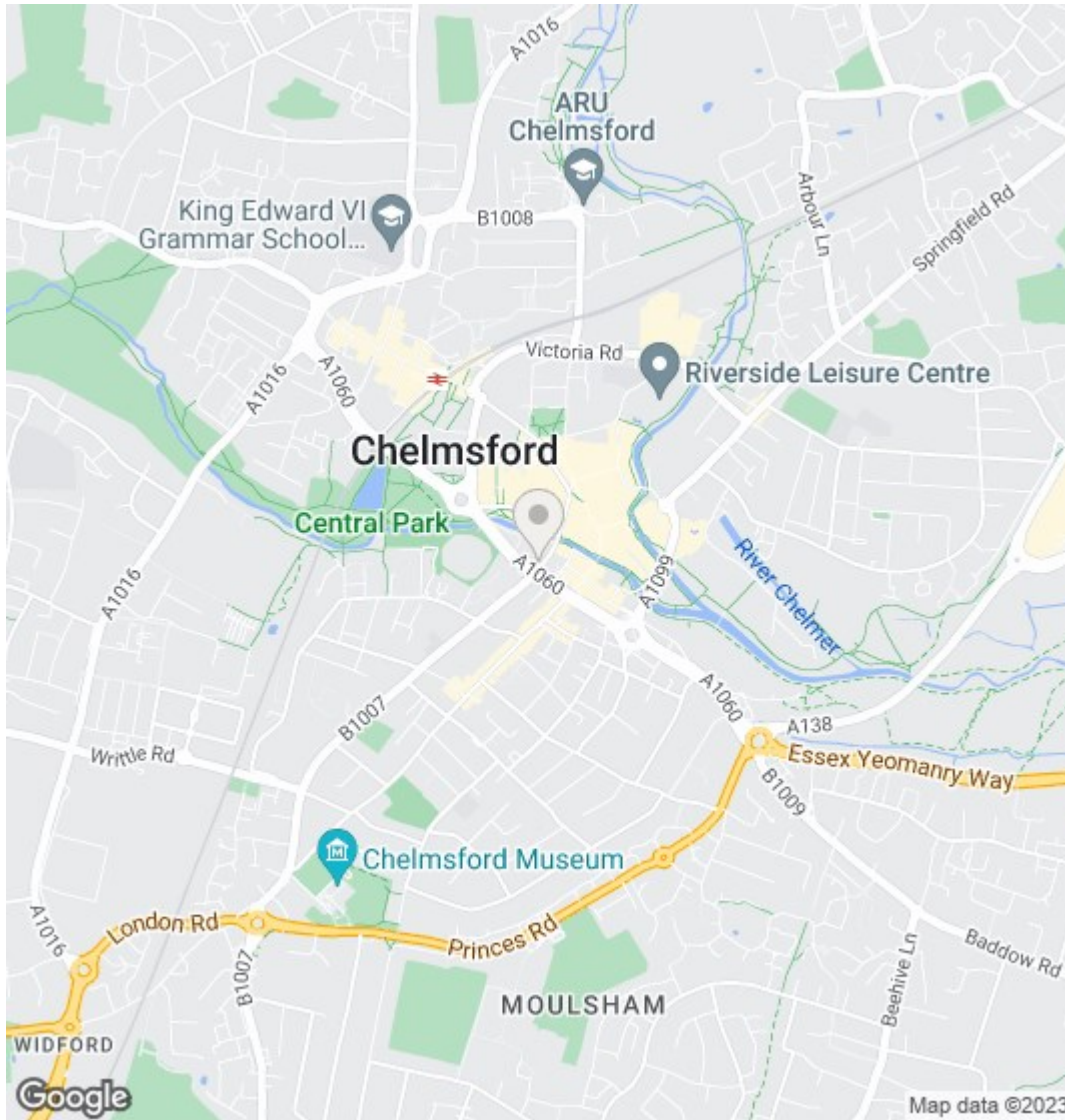
Gemini House, 90 New London Road, Chelmsford, Essex  
Approximate Gross Internal Area  
170 Sq M/1829 Sq Ft



**Fourth Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Vary environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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