



Dunn Side
Chelmsford CM1 1BY
GUIDE PRICE: £290,000 - £300,000

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A well presented, two bedroom first floor apartment located within the sought after Marconi Evolution development, offering contemporary city living just a short walk from Chelmsford station and the city centre. The property benefits from an allocated, secure under-cover parking bay, a residents gym, and concierge service.

The apartment comprises of entrance hall, allowing access to all rooms, a spacious open-plan lounge/kitchen. The lounge features a Juliet balcony and ample natural light, while the kitchen is fitted integrated appliances including a washing machine, dishwasher and fridge freezer, and a stainless steel gas hob with electric oven.

There are two generously sized double bedrooms. The bathroom is finished with a white suite, part-tiled walls, and includes a panelled bath with shower over, pedestal basin and heated towel rail.

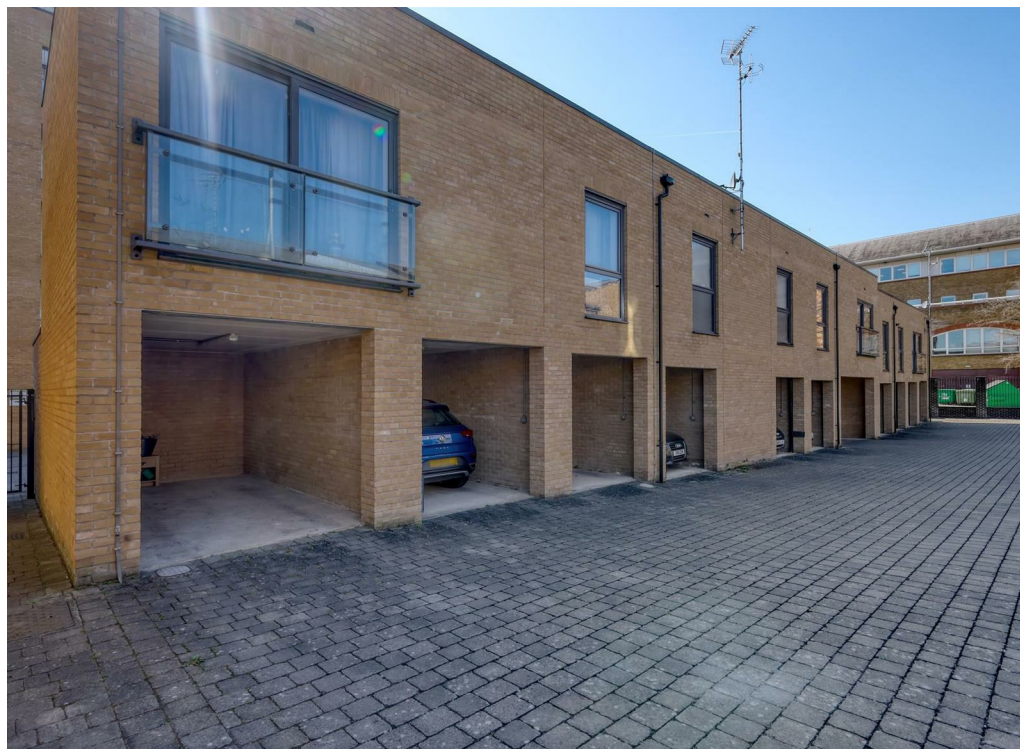
Entry is via a secure communal entrance with intercom system. Additional benefits include double glazing, gas central heating, and communal bicycle storage.

Perfectly positioned for commuters, Chelmsford train station is just a short walk away, offering direct services to London Liverpool Street in approximately 35 minutes. The city centre and highly regarded local schools are also nearby.

Tenure: Leasehold – approx. 90 years remaining

Service Charge: £1,111.80 per annum

Ground Rent: £0



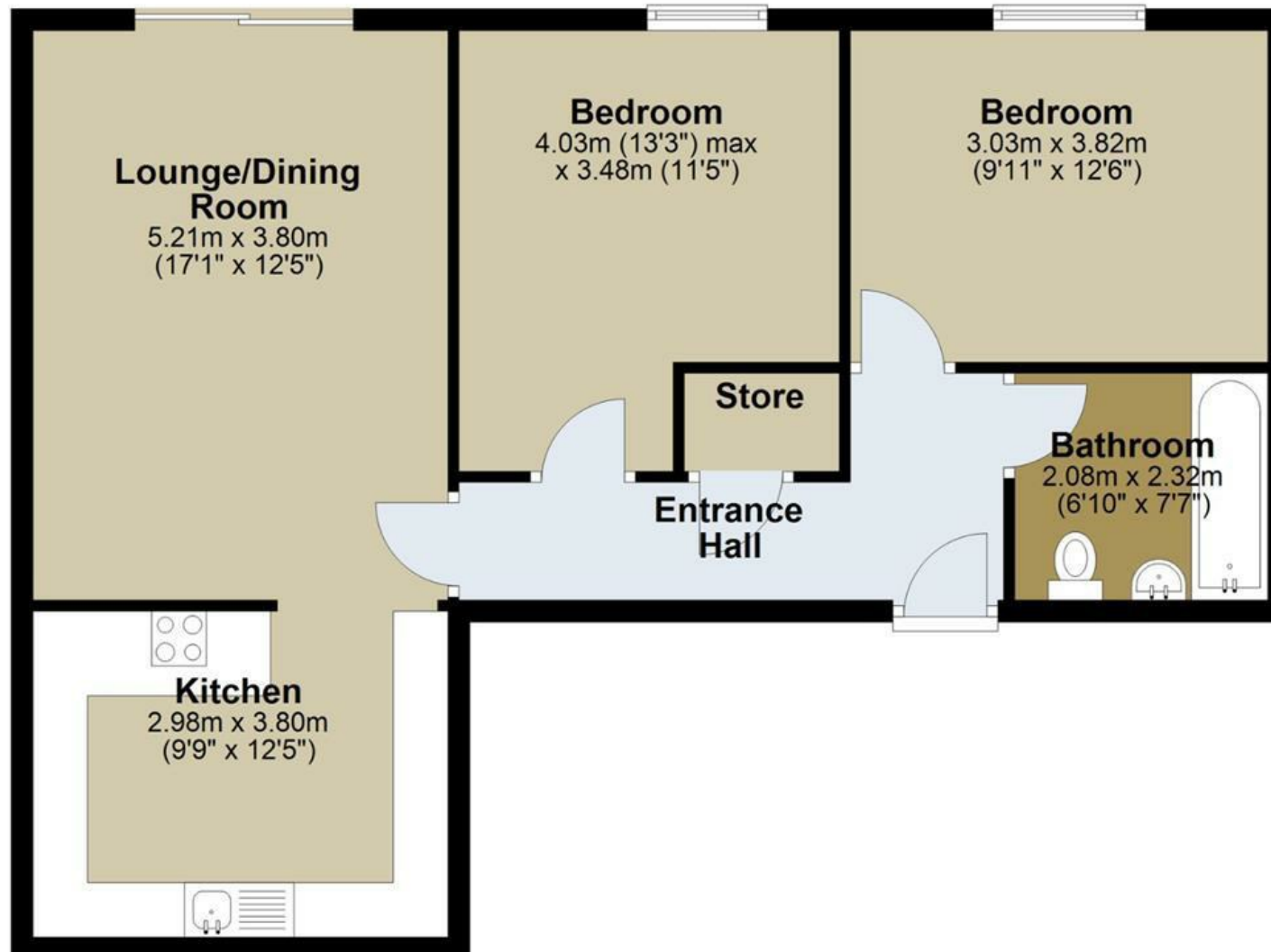
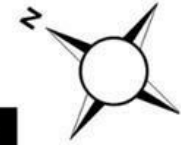


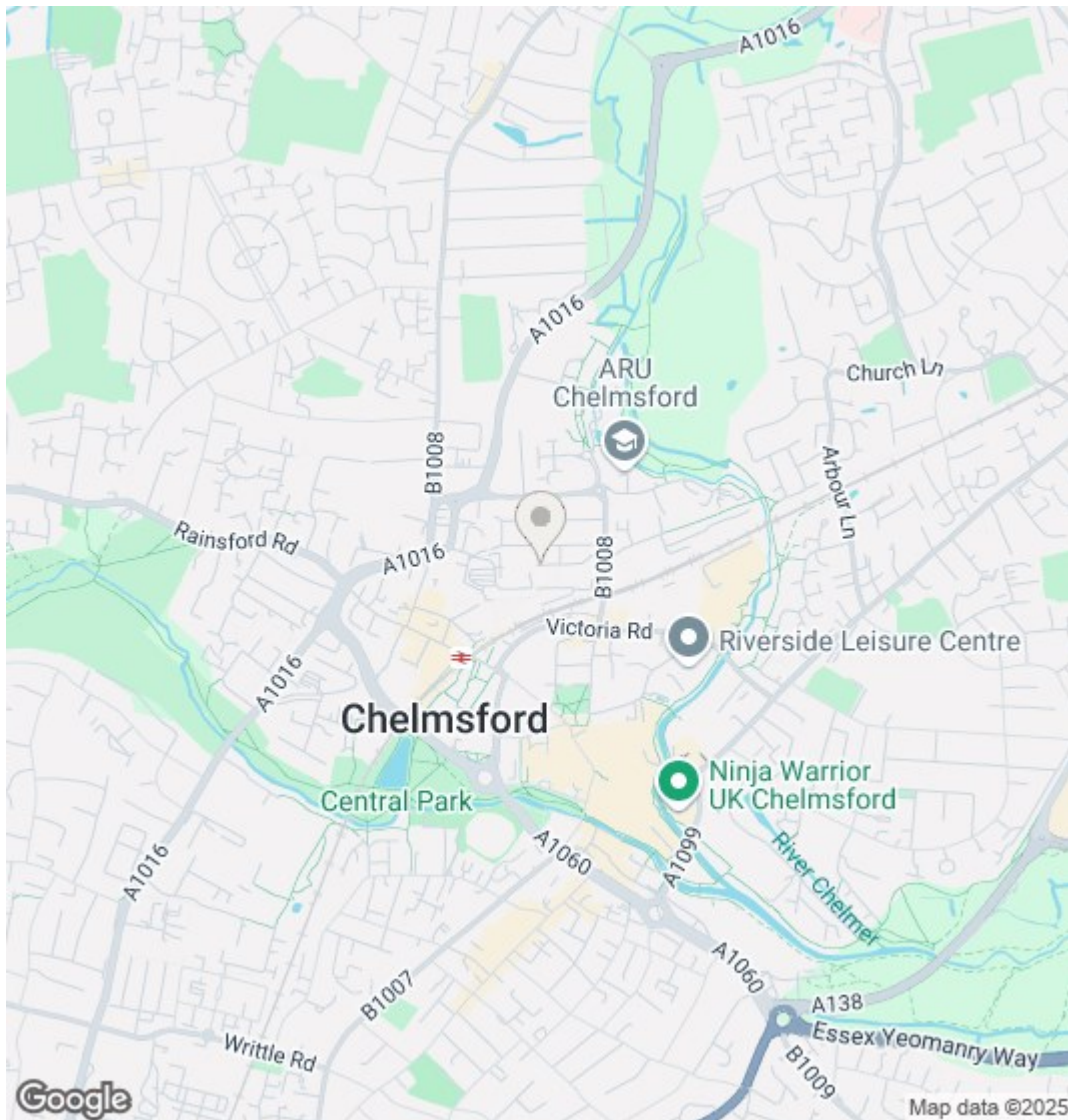




First Floor

Approx. 70.6 sq. metres (759.6 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	81	81
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	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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