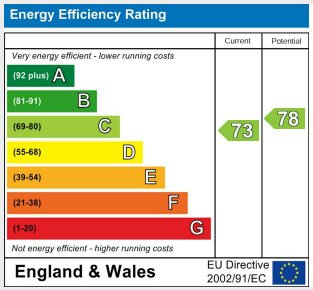
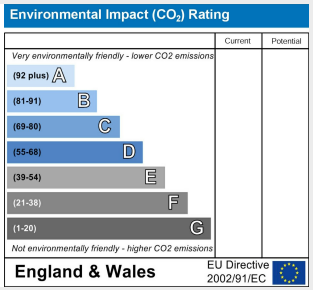
Paul Mason
Associates
Roxwell Road, Chelmsford, CM1 2NN
Guide price £300,000

- Characterful, two bedroom ground floor apartment with attractive period features - *NO CHAIN*
- Spacious lounge/dining room with feature fireplace and panelled walls
- Direct access to a patio area, ideal for outdoor entertaining
- Well-appointed fitted kitchen
- Generous principal bedroom
- Second bedroom, ideal as a guest room, study or small double
- Newly fitted bathroom with contemporary white suite
- Well-maintained communal gardens and pleasant outlooks
- One allocated parking space plus additional visitor parking
- Walking distance of Chelmsford train station, City centre and parks



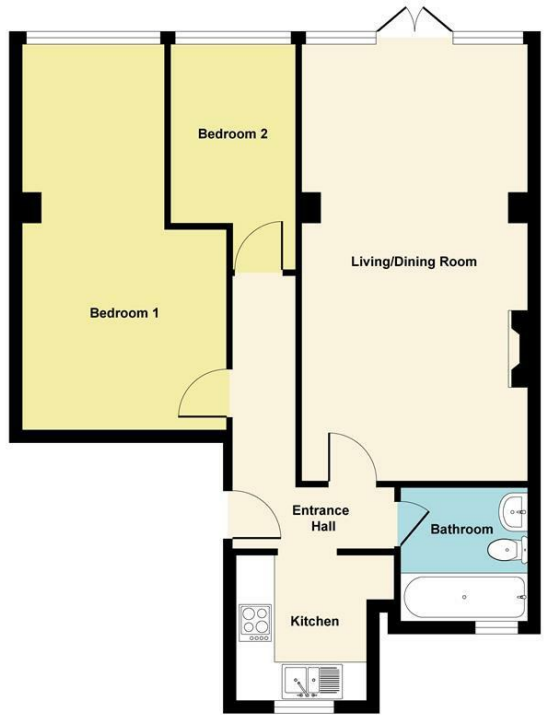




(Price Range: £300,000 - £315,000) Gary Townsend at Paul Mason Associates offers this recently redecorated, characterful ground floor apartment set within a well-regarded residential development in the West area of Chelmsford with NO ONWARD CHAIN. The property combines period charm with modern living, offering spacious and versatile accommodation, direct access to a private patio, and the benefit of allocated parking.

Chelmsford itself is a vibrant and well-connected city, located approximately 30 miles from London, making it highly popular with commuters. The mainline railway station is within around a mile, providing direct services to London Liverpool Street, while the A12 and A414 offer excellent road links.

Overall, this is a well-located home offering a blend of character, practicality and convenience, set within a desirable part of Chelmsford close to the city centre, parks and transport links.

**Upleatham House, Roxwell Rd, Chelmsford, CM1 2NN**



## DISTANCES

Chelmsford Railway Station – approx. 1 miles
Central & Admirals Park – approx. 0.9 mile
A12 (Junction 16/17) – approx. 1.75 miles
A414 – approx. 1 mile
Stansted Airport – approx. 18 miles (via A130/A120)
M25 (Junction 28) – approx. 14 miles (via A12)

## ACCOMMODATION

### Entrance Hall

A welcoming entrance hall, setting the tone for the rest of the home with its clean lines and neutral décor. The space is finished with soft carpeting underfoot and crisp white woodwork, creating a warm yet contemporary first impression. The hall provides access to the principal ground floor rooms, and includes a wall-mounted intercom system.

### Fitted Kitchen

2.29m x 2.13m (7'6" x 6'11")
A well-appointed fitted kitchen, thoughtfully arranged to maximise both space and functionality. The room is fitted with a range of matching wall and base units, complemented by roll-top work surfaces and tiled splashbacks, creating a practical and easy-to-maintain environment.

Incorporated within the kitchen is a built-in oven with four-ring gas hob and stainless steel extractor hood above, along with space and plumbing for additional appliances including a washing machine and freestanding fridge/freezer. A stainless steel sink unit is positioned beneath the window, allowing for pleasant natural light while working.

### Lounge / Dining Room

7.09m x 3.53m (23'3" x 11'6")
A particularly spacious and characterful lounge/dining room, beautifully combining period charm with modern-day living. The room is enhanced by attractive wood flooring and striking original-style panelled walls, creating a warm and inviting atmosphere.

A central feature of the room is the fireplace with tiled inset and decorative surround, providing a charming focal point. The generous proportions allow for both comfortable seating and a defined dining area, making it ideal for both everyday living and entertaining.

To the rear, the space opens into a bright dining area with large double glazed doors and side windows, allowing an abundance of natural light to flood the room while offering pleasant views and access to the outside. The neutral décor throughout complements the character features, resulting in a well-balanced and highly versatile living space.

### Bedroom One

6.35m x 3.23m (20'9" x 10'7")
A generously proportioned principal bedroom, offering a bright and versatile space with a pleasant outlook. The room is finished with attractive wood flooring and neutral décor, creating a warm yet contemporary feel, while ample wall space allows for a variety of furniture arrangements. Leading off the bedroom is a dedicated dressing area / study area. This area benefits from a large window, allowing an abundance of natural light to fill the space and enhancing the overall sense of openness. Together, the bedroom and dressing area create a well-balanced and practical suite, ideal for modern living.

### Bedroom Two

4.42m x 1.98m (14'6" x 6'5")
The second bedroom could be used as a single room or small double, offering a bright and comfortable space. The room is finished in neutral tones with fitted carpeting, creating a light and inviting atmosphere. A large window to the rear allows for excellent natural light while providing a pleasant outlook, enhancing the sense of space. The layout offers flexibility for bedroom furniture or alternatively a home office setup, depending on requirements.

### Bathroom

A modern and well-presented bathroom, fitted with a contemporary white suite comprising a panelled bath with shower over and glass screen, low level WC and vanity wash hand basin with storage beneath.

The room is finished with stylish tiled walls around the bath and splashback areas, complemented by neutral décor, creating a clean and cohesive look. A wall-mounted heated towel rail adds both practicality and comfort. Natural light is provided via a frosted window, ensuring privacy while enhancing the bright and airy feel of the space.

## EXTERIOR

### Garden & Patio

A generous and well-positioned patio area directly accessed from the lounge/dining room, creating an excellent extension of the living space for indoor-outdoor entertaining. The patio is predominantly paved, offering ample space for outdoor seating and dining, while raised brick planters add character and provide an opportunity for planting. Steps lead down to the lawned garden, enhancing the sense of separation between seating and lawn areas. Enjoying a pleasant outlook and a good degree of privacy, this is an ideal space for relaxing or hosting.

### Allocated Parking

The property benefits from one allocated parking space, conveniently located within the development, along with additional visitor parking available for guests.

The setting is well-maintained and easily accessible, providing practical off-road parking and added convenience for both residents and visitors.

## SHARE OF FREEHOLD

The property is LEASEHOLD - with SHARE OF FREEHOLD

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Paul Mason Associates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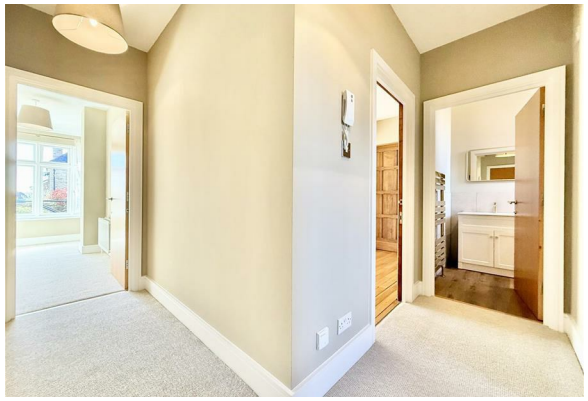

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