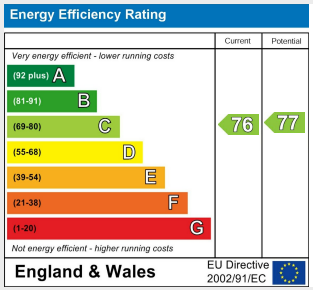
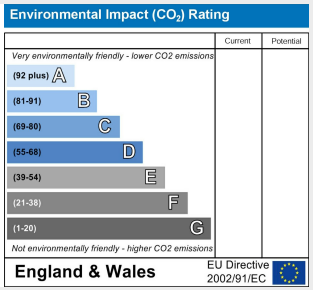
Paul Mason Associates

Moulsham Street, Chelmsford, CM2 0JE

Guide price £295,000

- NO ONWARD CHAIN
- Spacious Two Bedroom First Floor Apartment
- Stylish En-Suite Shower Room To Master Bedroom
- Bright And Spacious Open Plan Lounge / Kitchen / Dining Area
- Contemporary Fitted Kitchen
- Bedroom Two / Study
- Modern Family Bathroom
- Private, Allocated Off Street Parking
- Prime Location On Moulsham Street, Within Walking Distance Of Chelmsford City Centre
- Ideal For First Time Buyers, Professionals Or Investors

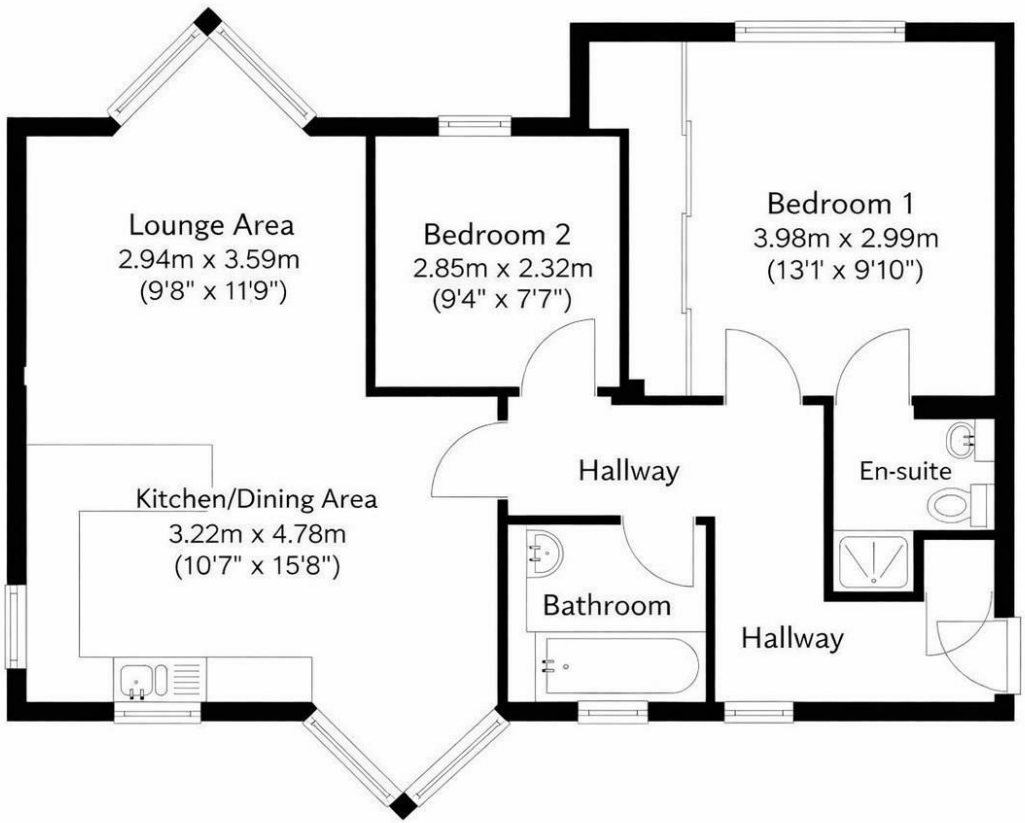




NO CHAIN Gary Townsend at Paul Mason Associates offers a well-presented and modern two bedroom first floor apartment, ideally situated within the sought-after King George Court development on Moulsham Street, offering convenient access to Chelmsford city centre and mainline station.

The property features a bright and spacious open plan lounge/kitchen/dining area, designed for contemporary living and entertaining. There are two bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite shower room, alongside a modern family bathroom. Further benefits include allocated off-street parking, a secure entry system and a well-maintained communal setting. The development is ideally positioned for local amenities, restaurants and transport links, making it an excellent purchase for first-time buyers, professionals or investors.

The property enjoys a highly convenient and vibrant location on Moulsham Street, one of Chelmsford's most popular and characterful areas, well known for its mix of independent businesses and everyday amenities. All this lies within close proximity to the wider range of City centre facilities.



TOTAL APPROX INTERNAL FLOOR AREA 66 SQ M / 713 SQ FT

This plan is for layout guidance only and is NOT TO SCALE

DISTANCES

Chelmsford Mainline Station – 0.8 mile
Chelmsford City Centre – 0.5 miles
Central Park – 0.6 miles
Bond Street & Riverside Leisure Area – 0.7 miles
A12 (J16) – 3.5 miles (linking to M25)
Stansted Airport – 18 miles
(All distances are approximate)

ACCOMMODATION

Hallway

A bright and welcoming entrance hall, finished in a neutral palette with light wood-effect flooring that enhances the sense of space and flow. Natural light pours in through the rear-facing window, creating an airy first impression, while crisp white walls and clean lines offer a modern, well-presented feel. The hallway provides access to all principal rooms and has a useful storage cupboard housing the boiler.

Kitchen / Dining Area

4.79m x 2.75m (15'8" x 9'0")
A stylish and well-appointed kitchen/dining space, fitted with a contemporary range of modern high-gloss wall and base units complemented by contrasting granite effect work surfaces and sleek tiled splashbacks. The layout offers excellent preparation space, incorporating an integrated oven with hob and extractor above, along with fridge, freezer and washer/dryer. The dining area is ideal for casual dining or entertaining, while the feature wall adds a modern design element. The room is finished with wood-effect flooring and benefits from a unique V shaped window allowing for natural light, creating a bright and functional environment.

Lounge Area

3.62m x 3.55m (11'10" x 11'7")
A spacious and well-presented open plan lounge, offering a bright and contemporary living environment. The room is enhanced by a large bay window, allowing for an abundance of natural light while providing an attractive outlook. A striking feature wall adds a stylish focal point, complementing the neutral décor and modern finishes throughout. The generous proportions easily accommodate a range of lounge furniture, making it ideal for both relaxing and entertaining. Finished with wood-effect flooring and clean, crisp lines, this versatile living space seamlessly connects with the adjoining kitchen/dining area, creating a sociable and practical layout suited to modern lifestyles.

Bedroom One

4.00m x 3.62m (13'1" x 11'10")
A spacious and well-presented principal bedroom, offering a calm and contemporary retreat. The room benefits from a large window allowing for plenty of natural light, complemented by neutral décor and plush carpeting for added comfort. A full wall of fitted wardrobes with mirrored sliding doors provides excellent storage while enhancing the sense of space and light within the room. The stylish feature wall adds a modern touch, creating a subtle focal point. Generous in size, the room easily accommodates a double or king-sized bed along with additional bedroom furnishings, making it both practical and inviting.

En-Suite Shower Room

A stylish and contemporary en-suite shower room, fitted with a modern suite comprising a walk-in shower enclosure with sleek black framed screen and rainfall shower, low-level WC and vanity wash hand basin with storage beneath. The space is finished to a high standard with complementary tiling and striking feature wall décor, creating a fresh and modern aesthetic. A wall-mounted mirror enhances light and space, while the overall design offers both practicality and a luxurious feel, perfectly serving the principal bedroom.

Bedroom Two / Study

2.85m x 2.32m (9'4" x 7'7")
A versatile second bedroom, ideal for use as a guest room, nursery or home office. The room benefits from a large window allowing for good natural light, creating a bright and comfortable environment. Finished with neutral décor and soft carpeting, there is ample room for a bed and freestanding furniture, or alternatively a desk and storage, making it perfectly suited to modern flexible living arrangements.

Bathroom

A modern and well-maintained family bathroom fitted with a white three-piece suite, comprising a panel-enclosed bath with shower attachment, pedestal wash hand basin and low-level WC. The room is finished with stylish wall tiling and complementary flooring, creating a clean and contemporary feel throughout. A frosted window provides natural light while maintaining privacy, and a large wall-mounted mirror enhances the sense of space.

EXTERIOR

Parking

The property benefits from allocated off-street parking, set within a well-maintained residential courtyard. The parking area provides convenient and easy access to the property, offering practical day-to-day use for residents and visitors alike.

Leasehold Information

Lease length: 105 years
Ground Rent: £225 per annum
Service Charge: £1,804.43 per annum

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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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

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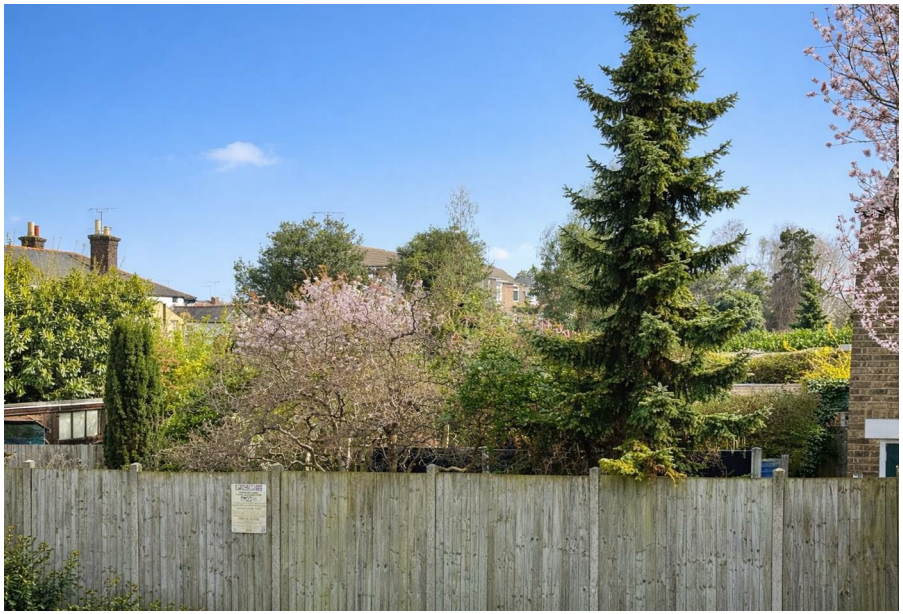

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