

for sale

offers in excess of **£250,000** Leasehold



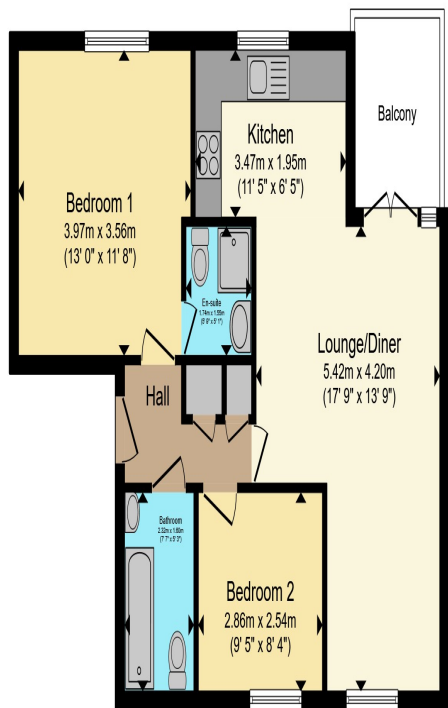
Lockside Marina Chelmsford CM2 6HY

Situated within the highly sought-after Lockside Marina development in Chelmsford, this beautifully presented two-bedroom top floor apartment is available immediately and offers contemporary living in an excellent waterside setting.

- Energy Rating: C
- TOP FLOOR APARTMENT
- MODERN THROUGHOUT
- TWO BEDROOMS - EN SUITE MASTER
- PRIVATE BALCONY

Property Details

- Lounge/Diner** 17' 9" x 13' 9" (5.41m x 4.19m)
- Kitchen** 11' 5" x 6' 5" (3.48m x 1.96m)
- Bedroom 1** 13' x 11' 8" (3.96m x 3.56m)
- Bedroom 2** 9' 5" x 8' 4" (2.87m x 2.54m)
- Ensuite** 5' 9" x 5' 1" (1.75m x 1.55m)
- Main Bathroom** 7' 7" x 5' 3" (2.31m x 1.60m)



Total floor area 58.5 m² (629 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](#)



To view this property please contact Connells on

T 01245 261 266
E chelmsford@connells.co.uk

4 Tindal Square
CHELMSFORD CM1 1EH

Property Ref: CHL309316 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](#)| [www.rightmove.co.uk](#) | [www.zoopla.co.uk](#)