

FOR SALE

Asking Price £300,000 Leasehold



107 Dunn Side, Chelmsford, Essex, CM1 1DL

- TWO BEDROOM APARTMENT
- TWO BATHROOMS
- SOUTH FACING BALCONY
- INTERGRATED APPLIANCES
- CITY CENTRE LOCATION
- FOURTH FLOOR
- ALLOCATED PARKING
- COMMUNAL GARDENS
- APPROX 764 SQFT
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Discover modern city centre living in this spacious and stylish two-bedroom, two-bathroom apartment situated on the fourth floor, offering approximately 764 sqft of contemporary living space. Boasting a south-facing balcony that invites plenty of natural light, this home benefits from allocated parking and beautifully maintained communal gardens. With an open-plan kitchen and living area featuring integrated appliances, this property combines convenience and comfort perfectly. Located in the heart of the city, it provides excellent access to amenities and transport links, making it an ideal choice for professionals or small families. Additionally, the property is offered with no onward chain, allowing for a smooth and hassle-free purchase.

Positioned in a vibrant city centre location, this apartment is surrounded by a wealth of shops, cafes, restaurants, and cultural attractions right on your doorstep. Excellent public transport connections are easily accessible, providing seamless travel across the city and beyond. Whether you're commuting to work or exploring the local area, you'll appreciate the convenience and energy of city living combined with the tranquility of communal gardens and private outdoor space.

Step inside to a spacious reception room that serves as the heart of the home, featuring large windows that fill the space with natural light and provide access to the sunny south-facing balcony, perfect for relaxing or entertaining. The open-plan kitchen complements the living area beautifully, equipped with sleek integrated appliances that make cooking and dining an enjoyable experience. The layout is thoughtfully designed to maximize space and functionality.

The apartment offers two generously sized bedrooms, both designed with comfort and practicality in mind. The master bedroom benefits from its own private en-suite bathroom, adding a touch of luxury and convenience. A second well-appointed bathroom serves the second bedroom and guests, featuring modern fixtures and fittings. Both bathrooms are finished to a high standard, contributing to the overall contemporary feel of the property.

Additional features include allocated parking, providing secure and convenient parking within the development, and access to well-kept communal gardens offering a peaceful outdoor retreat. The combination of spacious interiors, high-quality finishes, and a prime central location makes this apartment a fantastic opportunity for those seeking a stylish and practical home with excellent transport connections. With no onward chain, you can move in quickly and start enjoying city living at its best.



ROOM DESCRIPTIONS

KITCHEN / LIVING ROOM

23' 7" x 11' 1" (7.19m x 3.38m) - Integrated fridge freezer, oven, dishwasher, washing machine, microwave, hob, extractor fan. Windows to rear, access to rear balcony.

BALCONY

15' 0" x 4' 9" (4.57m x 1.45m) - Views overlooking garden & parking.

BEDROOM ONE

9' 1" x 17' 8" (2.77m x 5.38m) - Built in wardrobes, window to balcony.

BATHROOM

6' 4" x 7' 2" (1.93m x 2.18m) -

BEDROOM TWO

8' 7" x 13' 3" (2.62m x 4.04m) - Window to rear, built in wardrobes.

EN-SUITE

4' 7" x 7' 2" (1.40m x 2.18m) -

AGENT NOTES

Externally this property benefits from allocated parking and a recessed garden.

Internally there's the added bonus of a large storage cupboard, gas central heating, fibre optic internet.

Service charge is paid every six months, the last two payments were: July 2025 £1,145.58 & Jan 2026 - £1,098.98.

Ground rent is £330pa.

Council tax band D - £2,256.84.

Lease length 113 years valid until 01/05/2139.

VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

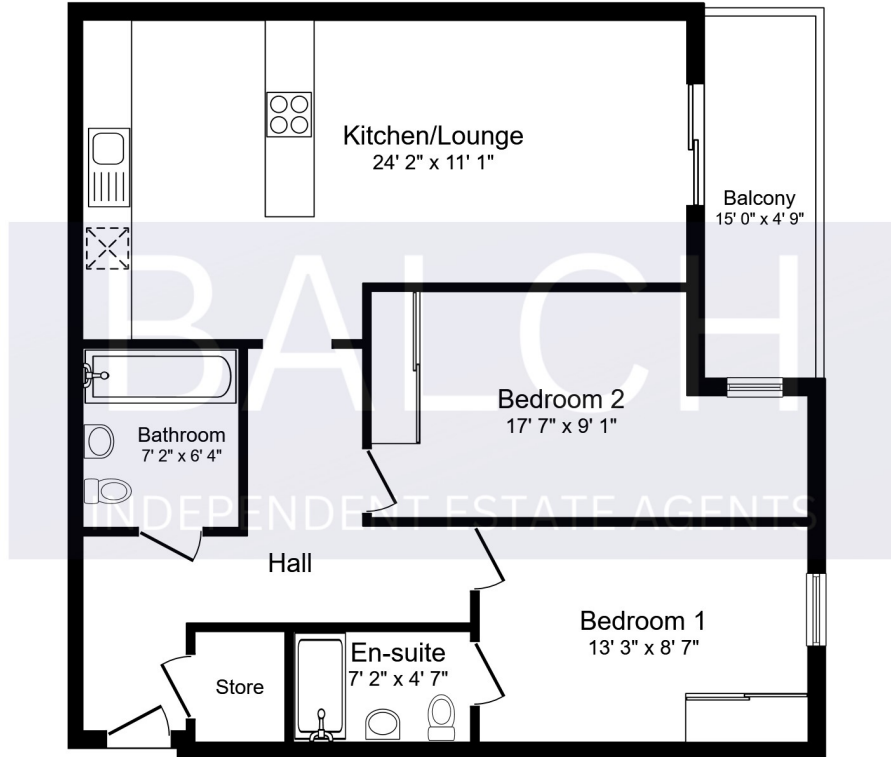
REFERRALS

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.




FLOORPLAN & EPC

Dunn Side, Chelmsford, CM1 1DL



Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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