



16 Wharf Road, Chelmsford, Essex, CM2 6YQ

- TWO BED SECOND FLOOR APARTMENT
- NO ONWARD CHAIN
- CANAL VIEWS
- JULIETTE BALCONY
- CLOSE TO THE TRAIN STATION AND CITY CENTER
- ALLOCATED PARKING
- MUST BE SEEN TO BE APPRECIATED



PROPERTY DESCRIPTION

Must be seen to be appreciated, this charming two-bedroom second-floor apartment offers an ideal combination of comfort, convenience, and captivating canal views. Situated close to the train station and city centre, this delightful home features a spacious lounge/diner with a Juliet balcony, a fitted kitchen, two generously sized bedrooms, and a modern bathroom suite. With allocated parking and no onward chain, this property is perfect for first-time buyers, investors, or those looking to downsize in a sought-after location.

Located within walking distance of Chelmsford's vibrant city centre, this apartment benefits from easy access to a fantastic array of shops, cafes, restaurants, and cultural attractions. The nearby train station provides excellent transport links to London and beyond, making it perfect for commuters or those who enjoy exploring the surrounding countryside and neighbouring towns. Residents can enjoy peaceful strolls by the canal and take advantage of the green spaces nearby, creating the perfect balance between urban living and tranquillity.

Step inside to discover a generous lounge and dining area awash with natural light thanks to the Juliet balcony, which also offers lovely views of the tranquil canal. This inviting space is perfect for relaxing or entertaining guests in an open and airy environment. Adjacent to the lounge is a fitted kitchen equipped with ample storage and work surfaces to meet the needs of any home chef.

The apartment features two spacious bedrooms, each providing a comfortable retreat at the end of the day. The master bedroom benefits from attractive views and plenty of room for additional furniture, while the second bedroom is equally versatile and ideal for use as a guest room, nursery, or home office. Completing the accommodation is a well-appointed bathroom suite featuring modern fixtures and a clean, contemporary design.

Additional benefits include allocated parking, ensuring hassle-free spaces for residents and visitors, and the property is offered with no onward chain, allowing for a smooth and straightforward purchase process. With its excellent location, lovely water views, and thoughtful layout, this apartment represents a fantastic opportunity to enjoy modern living in Chelmsford's thriving heart.



ROOM DESCRIPTIONS

Main Entrance

Communal entrance, stairs up to the second floor.

Entrance Hall

Wooden door to front, radiator, entry phone system, airing cupboard

Lounge/Diner

14' 02" x 14' 08" (4.32m x 4.47m) Dual aspect window to side and rear, patio doors with Juliette balcony with stunning river views.

Kitchen

6' 06" x 10' 06" (1.98m x 3.20m) Selection of wall and base units. Electric oven and gas hob. Integrated fridge/freezer. Washing machine. Boiler.

Bedroom One

9' 11" x 13' 11" (3.02m x 4.24m) Double sized bedroom, dual aspect windows to side and front. Built in wardrobe.

Bedroom Two

6' 07" x 11' 07" (2.01m x 3.53m) Double glazed window to the front, radiator.

Bathroom

Panelled bath with shower over, wash hand basin and low level WC, radiator, part tiled walls.

Parking

One parking space

Lease Information

Lease length; 126 years from 1999 - 99 years remaining

Service charge £2,579.50

Ground Rent £250

Council Tax Band; C

Council Tax £2,045

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.




Springfield Basin, Wharf Road, Chelmsford, CM2 6YQ



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		
(69-80)	C	75	79
(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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