



A spacious two bedroom apartment in a beautiful conversion in Old Moulsham

Flat 7, Clarence House, 212 New London Road, Chelmsford

Guide price £560,000 Leasehold

savills

1,620 sq ft • 2 bedrooms (both en suite) • Entrance hall • 17.5' sitting room • Kitchen/dining room • Allocated off-road parking

Local Information

Chelmsford City Centre: 1 mile;
Chelmsford station: 1.1 miles;
(Liverpool Street from 34 minutes); A12 (Junction 15): 2.7 miles; M25 (Junction 28): 13 miles; Stansted Airport 20 miles; Canary Wharf 35 miles.

Clarence House is approximately half a mile from the centre of Chelmsford and walking distance of Moulsham Street. The city provides an excellent choice of amenities including a bustling shopping centre, state schools, three superb private prep schools (two of which are on New London Road), two outstanding grammar schools, a well-known independent school (New Hall). It is also within commuting distance to Chelmsford city station for the mainline into London Liverpool Street and access onto the A12.

About this property

The accommodation is arranged over two floors (ground and lower ground floors) and includes a communal entrance hall, private reception hall, with a large principal sitting room with high ceilings, a highly appointed kitchen/dining room. The lower ground floor encompasses two bedroom suites with their own bathrooms and private patios (lightwells).

The building is light and airy with tremendous character. The

neutral décor enhances the many original features including high ceilings, deep sash windows and deep skirting.

The private terraces, which are accessible from both bedrooms and the kitchen have space for a patio set of table and chairs. There is allocated parking at the front of the building and also allocation for visitors.

Services

Mains water, gas, electricity and drainage.

Tenure

Leasehold

Local Authority

Chelmsford City Council

Energy Performance

EPC Rating = C

Viewing

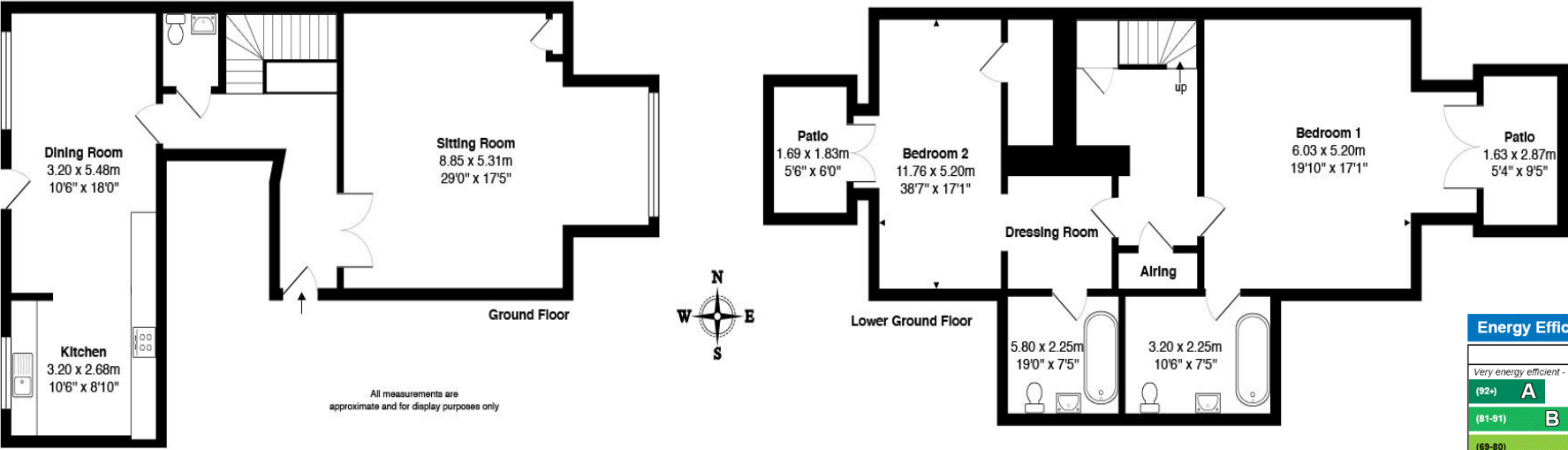
All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.
Telephone: +44 (0) 1245 293 233.





Clarence House, New London Road, Chelmsford

Total Area: 150.5 m² ... 1620 ft² (exc patios)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	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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