



Wicks Place, Chelmsford, Essex, CM1 2GH

Council Tax Band C (Chelmsford City Council)



£230,000 Leasehold

Bond Residential are delighted to offer for sale this well-proportioned two-bedroom first floor apartment at Wicks Place, a short walk from both Chelmsford City Centre and the mainline railway station.

A welcoming entrance hall leads through to an impressive living/dining room. This bright and spacious area provides ample room for both seating and dining areas, and benefits from French doors opening onto a private balcony overlooking the established grounds.

The fitted kitchen is positioned just off the living room and offers a comprehensive range of wall and base units, work surfaces, integrated cooking facilities and space for additional appliances.

Of the two bedrooms, the principal is a generous double with fitted mirrored wardrobes, its own en-suite shower room and French doors opening onto a second private balcony. The second bedroom is also well proportioned and would make an ideal guest bedroom or home office.

A separate bathroom with a white suite and shower over the bath completes the accommodation.

The apartment extends to approximately 660 sq ft with two private outside spaces. It makes an excellent proposition for first-time buyers, professional couples, commuters or anyone seeking a city centre home. Residents' parking is also available.

LOCATION

Wicks Place occupies a highly convenient position within easy reach of Chelmsford City Centre, providing excellent access to the city's extensive selection of shops, restaurants, cafés, bars and leisure facilities. Chelmsford's mainline railway station is close by and provides regular services into London Liverpool Street, making the location particularly attractive to commuters. Nearby green spaces include Central Park, Admirals Park and attractive riverside walks along the River Can and River Chelmer, offering plenty of opportunities for walking, cycling and recreation. The city also benefits from a wide range of sporting and leisure facilities, together with well-regarded schools and excellent road connections via the A12. The combination of city centre convenience, transport links and access to open spaces continues to make Chelmsford a highly popular place to live.

Approximately 106 years remaining on the lease. Ground Rent - £391 PA - Service Charge £2152 PA

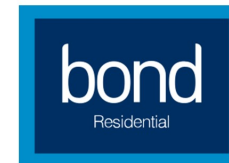
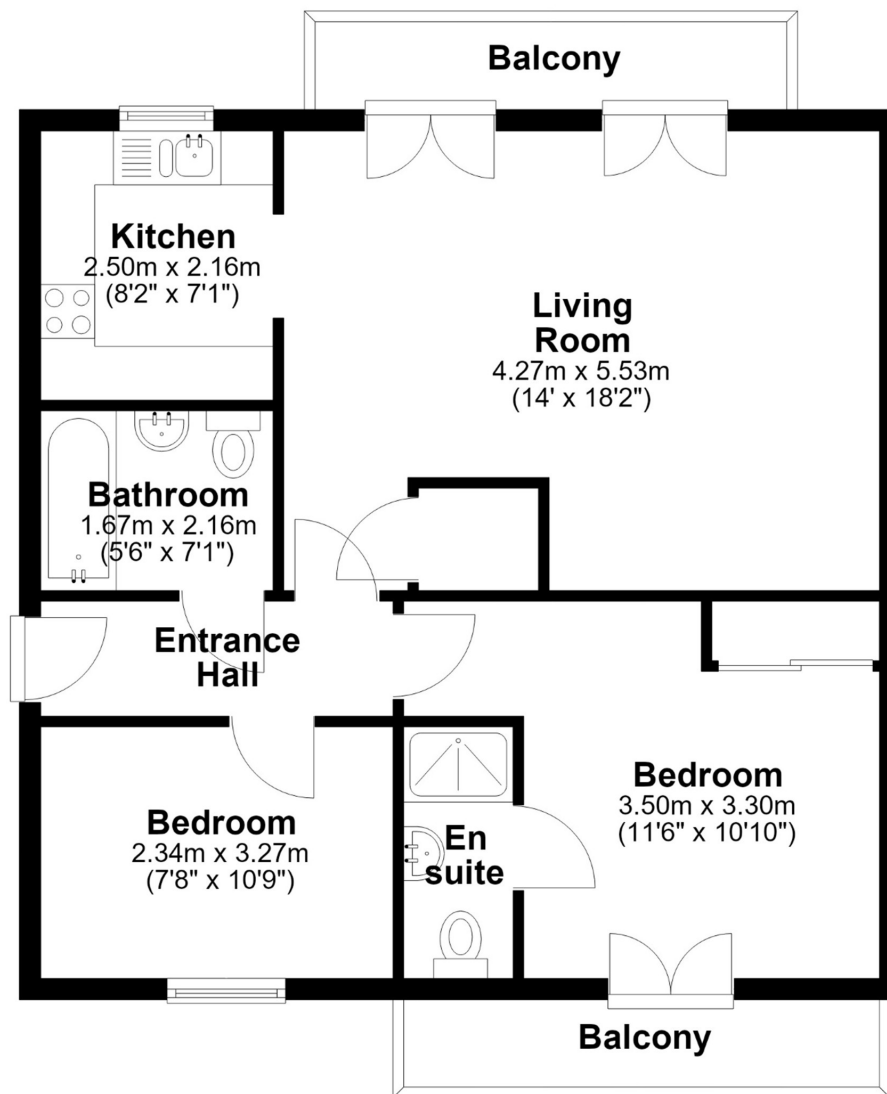
- Two bedroom first floor apartment
- Two balconies
- Fitted wardrobe to principal bedroom
- Easy access to city centre amenities
- Spacious living and dining room
- Principal bedroom with en-suite
- Convenient for Chelmsford railway station
- Residents Parking







First Floor



APPROX INTERNAL FLOOR AREA 61 SQ M (660 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate **NOT** to be used for valuation purposes.
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78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

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Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		83	83

