



Cunard Square, Chelmsford, Essex, CM1 1AU

Council Tax Band C (Chelmsford City Council)



Guide Price £230,000 - £250,000 Leasehold

Bond Residential are pleased to offer this modern one double bedroom apartment, positioned on the third floor of the popular Marconi Evolution development and conveniently located moments from Chelmsford's mainline station. With a concierge service, residents' gym and contemporary accommodation, the property represents an excellent opportunity for first-time buyers, commuters and investors.

The entrance hall provides access to a useful storage cupboard and leads into the impressive open-plan kitchen, dining and living area, measuring approximately 25'10" x 13'7" at its maximum points. The kitchen is fitted with a stylish range of white units complemented by contrasting work surfaces, an integrated oven, gas hob and extractor hood, together with space for further appliances. The generous living area provides ample room for both dining and seating furniture, while extensive glazing allows plenty of natural light into the apartment. Doors open onto the private Balcony, providing a pleasant outdoor seating area with elevated views across the surrounding development. The double bedroom measures approximately 11'8" x 11'5" and benefits from a built-in wardrobe, space for a home-working area and glazed doors overlooking and opening onto the balcony. Completing the accommodation is a contemporary bathroom fitted with a modern white suite comprising a panelled bath with shower above and glass screen, pedestal wash basin and concealed-cistern WC, complemented by attractive tiled surrounds.

Residents of the development also benefit from a concierge service and access to an on-site gym, adding further convenience to this superbly positioned city-centre home.

LOCATION:

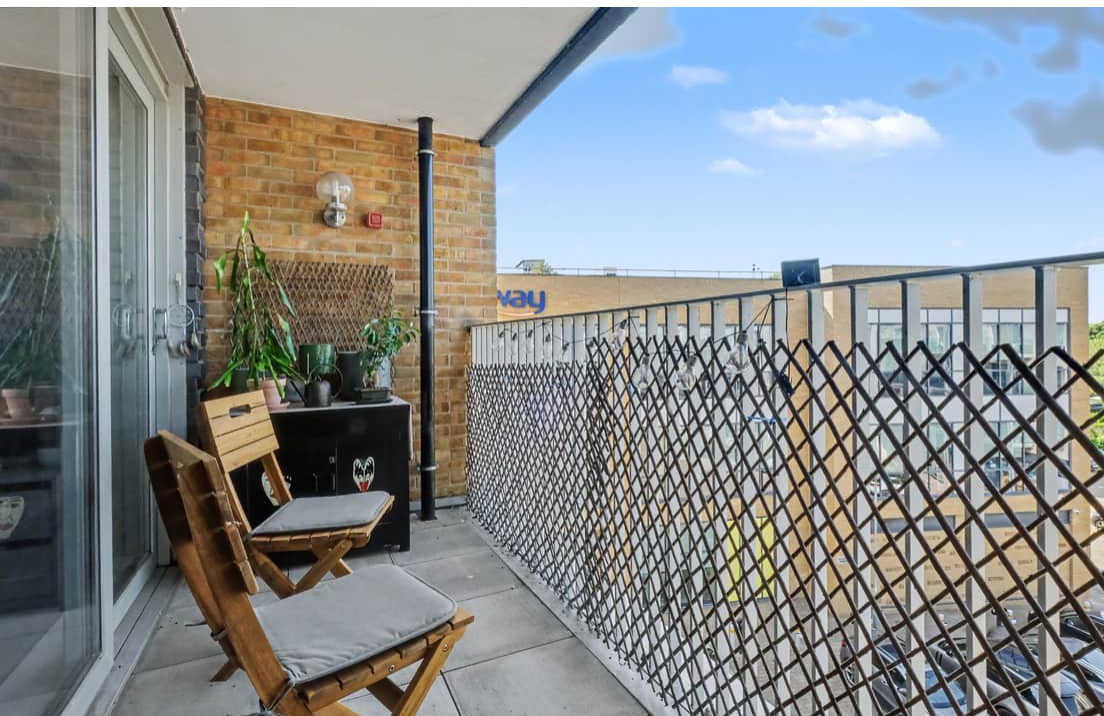
Cunard Square forms part of the modern Marconi Evolution development in the heart of Chelmsford, placing residents within a short walk of the city centre and its extensive selection of shops, cafés, restaurants, bars and leisure facilities. Chelmsford's principal retail areas include the High Street, High Chelmer, The Meadows and the popular Bond Street development.

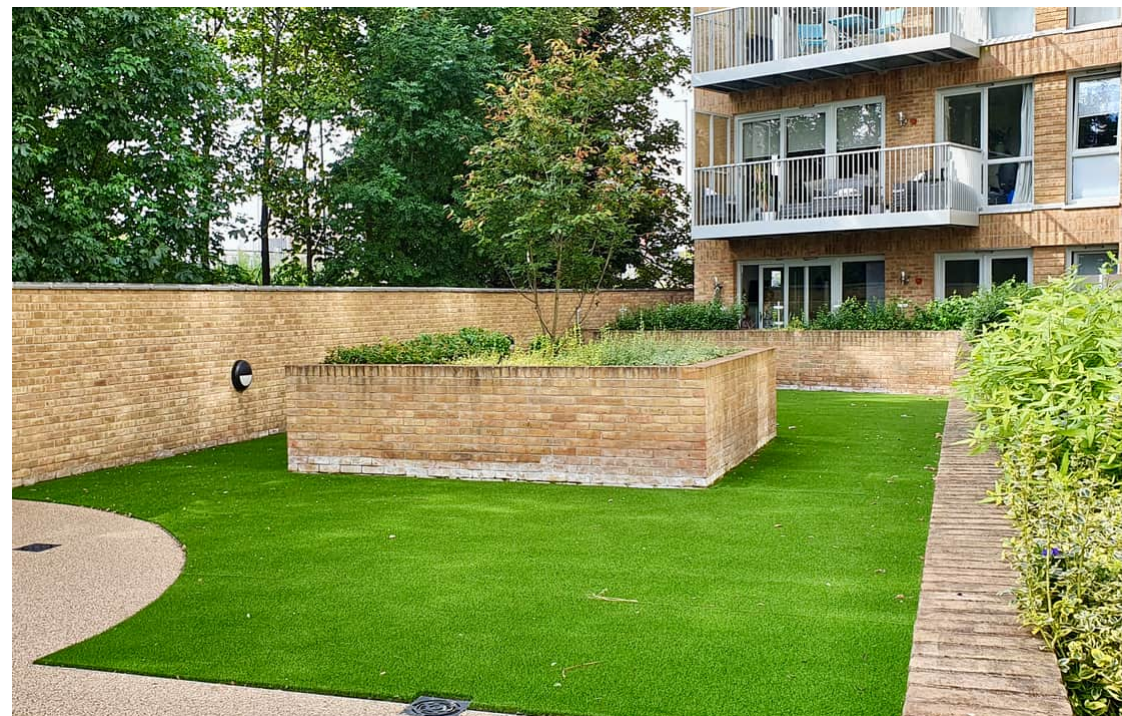
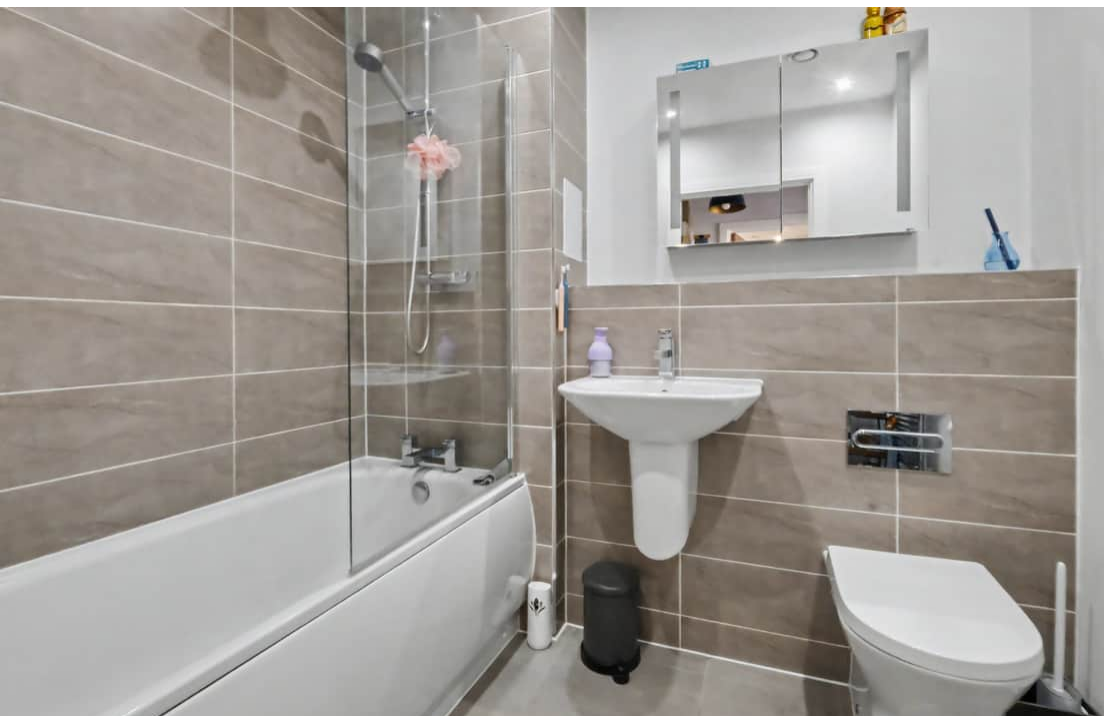
Chelmsford mainline railway station is only moments away and provides direct Greater Anglia services to London Liverpool Street, making the location particularly appealing to commuters.

For outdoor recreation, Central Park offers riverside walks, cycle paths, landscaped gardens, sports facilities, children's play areas and a café. The combination of excellent transport connections, city-centre amenities and modern residential surroundings makes Cunard Square especially popular with professionals, commuters, first-time buyers and investors.

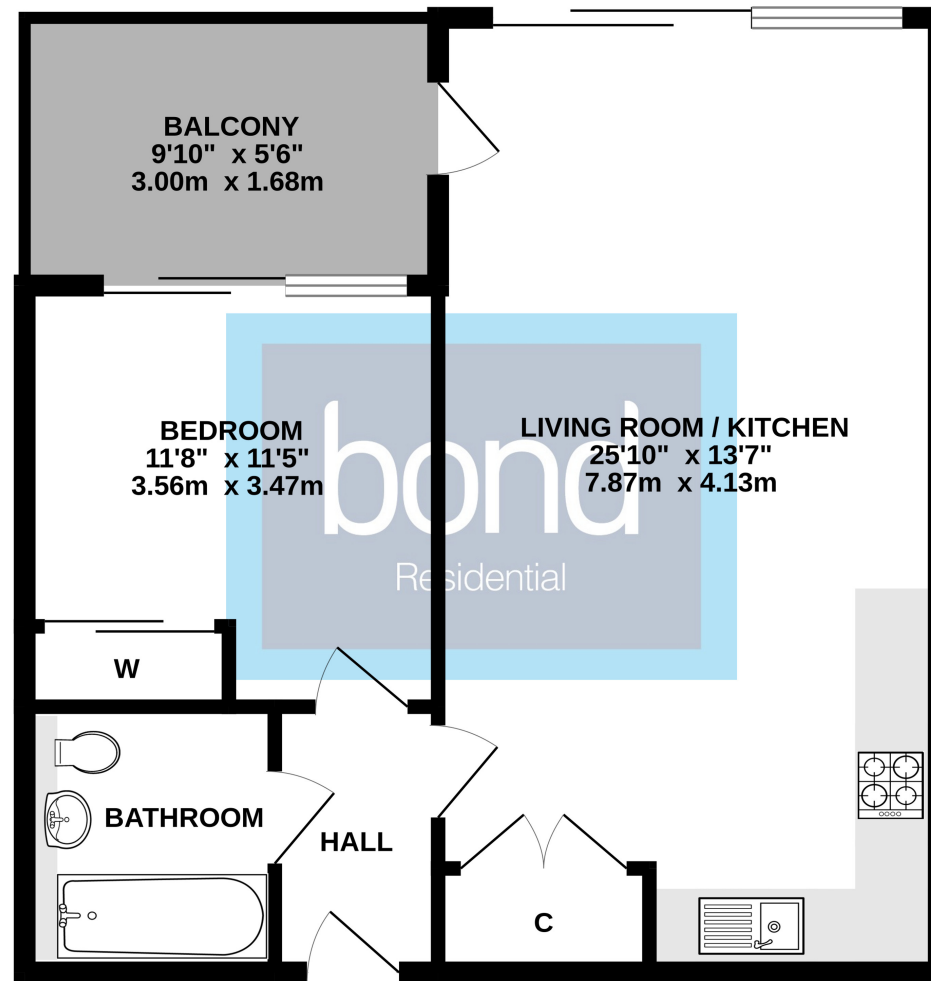
£1700 Annual Service Charge. £200 Annual Ground Rent

- Modern Third Floor Apartment
- One Double Bedroom With Fitted Wardrobe
- Viewing Highly Recommended
- Contemporary fitted kitchen
- Concierge service and residents' gym
- Spacious open-plan kitchen, dining and living area
- Bathroom With Modern White Suite
- Balcony access from the living area and bedroom
- Modern bathroom with shower over bath
- Moments from Chelmsford mainline station and city centre





THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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