



40 Bradford Street, Chelmsford, Essex, CM2 0FJ

Council Tax Band D (Chelmsford City Council)



£250,000 Leasehold

Situated on the top floor and offered for sale with no onward chain, this well-proportioned two-bedroom apartment presents an excellent opportunity for buyers seeking space, convenience and pleasant outlooks.

The property features a generous living room with double doors opening onto a balcony, enjoying attractive views over the nearby bowling green—an ideal setting for relaxing.

The accommodation is well laid out, comprising a separate fitted kitchen, two bedrooms including a spacious principal bedroom with en-suite shower room, study/home office which could be utilised as a further bedroom or nursery and a further family bathroom.

Accessed via an entrance hall, the apartment benefits from a practical and flowing layout, making it ideal for both owner-occupiers and investors alike. With its top floor position, the property enjoys a sense of privacy and elevated outlooks. The property has the added benefit of residents parking.

Area Guide

Chelmsford city centre offers a vibrant mix of amenities, combining modern convenience with green open spaces. Bradford Street is ideally positioned within walking distance of the city's shops, restaurants, bars and leisure facilities, including Bond Street shopping area and High Chelmer.

For outdoor space, residents can enjoy nearby parks such as Central Park and Admirals Park, as well as riverside walks along the River Chelmer. The bowling green views from the property further enhance the sense of openness.

Chelmsford railway station provides excellent transport links, with fast and frequent services to London Liverpool Street in approximately 35 minutes, making it ideal for commuters. Road links via the A12 and A414 are also easily accessible.

Well-regarded schools close to Bradford Street include King Edward VI Grammar School, Chelmsford County High School for Girls, and various primary schools within walking distance, making the area highly desirable for families.

Agents Note

Some of the photos used have been digitally furnished to provide potential purchasers with an idea of how the property could be laid out, accompanying photos of the empty rooms have been provided for context and the digitally furnished images are for guidance purposes only, no furniture displayed in the images are in the property or included in the sale.

99 Years left on lease - £2500 Annual service Charge - £200 PA Ground Rent

- Two bedrooms plus home office

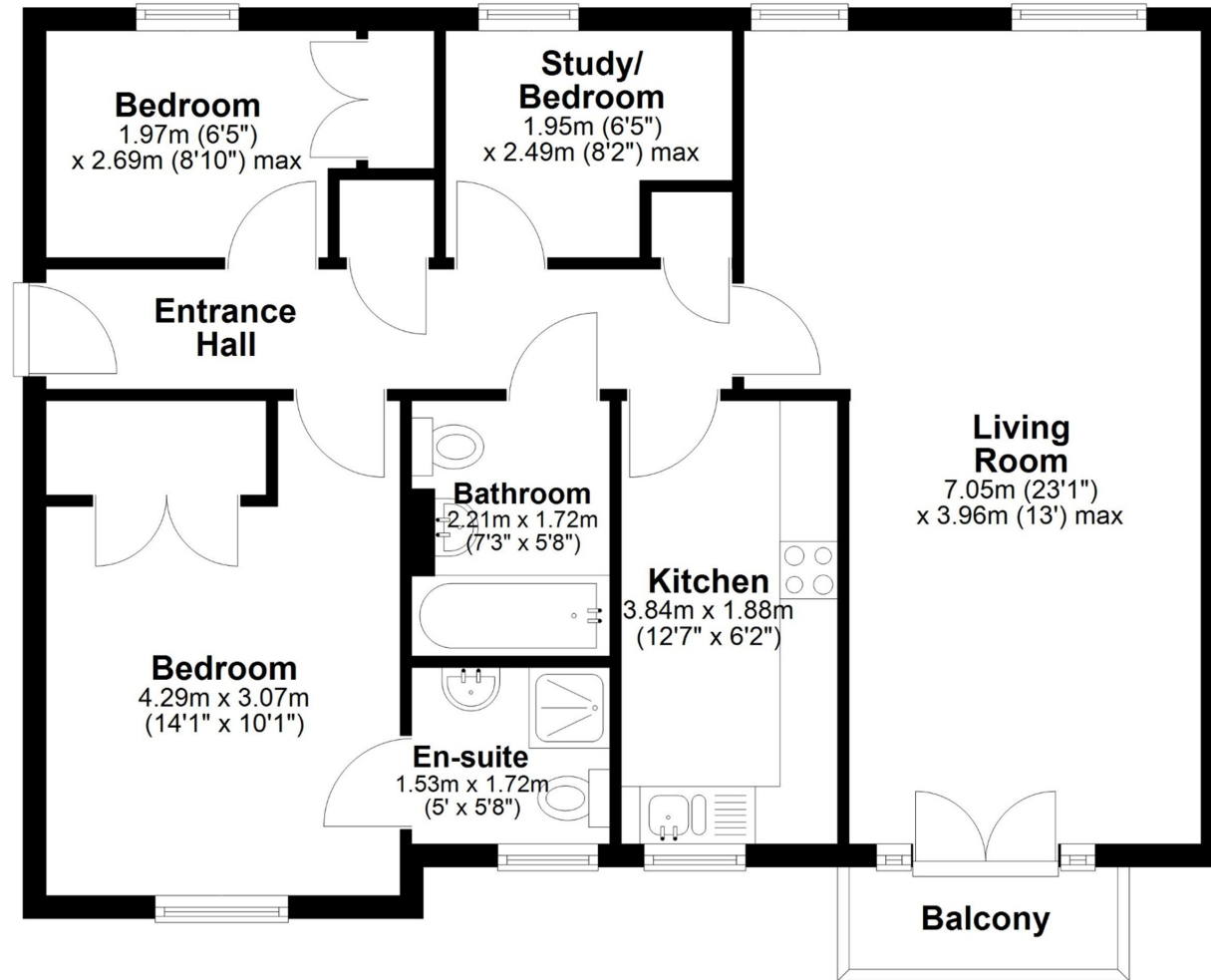








Second Floor



APPROX INTERNAL FLOOR AREA 72 SQ M (780 SQ FT)

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all measurements are approximate **NOT** to be used for valuation purposes.
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