

REGENCY APARTMENTS

CHELMSFORD

PHASE TWO

A COLLECTION OF 1 & 2 BEDROOM APARTMENTS



REGENCY APARTMENTS

A PRIME POSITION

Regency Apartments is a collection of 1 & 2 bedroom homes perfectly placed in Chelmsford city centre. With six, 1 & 2 bedroom apartments and penthouses offering balconies, a 1 bedroom maisonette and a 2 bedroom duplex, this contemporary extension of the existing Grade II Listed Georgian building has something to offer everyone looking for a city centre lifestyle.





LIFE IN THE CITY

Perfectly located for residents to explore the huge array of shops, restaurants and amenities on offer within Bond Street, just a few minutes' walk away from home. Chelmsford city centre also offers a variety of well know high street stores such as Marks & Spencer, H&M, Next and many more, as well as a diverse range of eateries to suit all tastes. Right on the doorstep, you can take full advantage of the Riverside Leisure Centre with its ice-skating rink, badminton courts and swimming pool. There is also a wide choice of private gyms in the surrounding area.



EXCELLENT CONNECTIONS

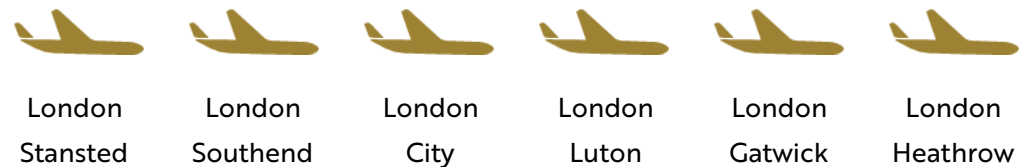
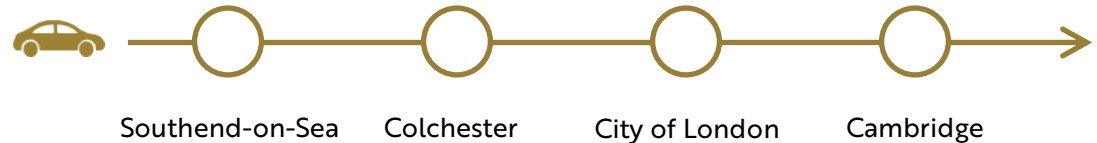
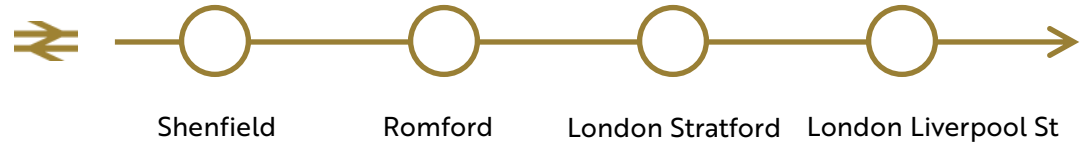
Just 29 miles from central London and a gateway to the East Anglian region, Chelmsford is in a prime position for travel - whether commuting to work or making trips to shopping centres, entertainment or family.

A host of frequent services pass through Chelmsford mainline station. Around 123 trains per day run directly into London Liverpool Street with a journey time of around 35 minutes, while many more take passengers quickly to Colchester, Ipswich, Norwich, Braintree and stations along Essex's beautiful Sunshine Coast. And with Crossrail soon to open at Shenfield, journeys through central and west London to Reading will become even smoother, whether travelling for work or pleasure.

Travelling by car, outside the property Springfield Road connects you easily with the A138 and onward to the A12 - the main artery connecting London with major destinations in Essex—bringing a huge variety of shopping, entertainment and outdoor leisure opportunities within easy reach. The M25 is just 14 miles away, connecting you further with destinations all round the London orbital region and beyond.

DIRECTLY CONNECTED

From Chelmsford



TOP CLASS EDUCATION

You'll want your children to have the best start in life, and Regency Apartments' position means several high-quality school choices are available nearby. Within easy walking distance, Trinity Road Primary is well-regarded locally and rated 'Good' by Ofsted, while the Cathedral Primary School is again just a short walk across the river, enjoying a great reputation in the city centre.

For an excellent secondary education, both the highly-rated King Edward IV Grammar School and Chelmsford County High School For Girls are just the other side of the city centre, offering superb facilities and exceptional standards for children from year 8 to sixth form level. Also within a mile radius on New London Road, you'll find St Anne's School and St Cedd's School, each delivering outstanding learning.

And of course, further education options are extremely well catered-for at Anglia Ruskin University. Its state-of-the-art campus covers a huge range of courses and enjoys riverside views by Chelmer Valley Nature Reserve.

RIGHT ON YOUR DOORSTEP

COFFEE SHOPS & DINING

Two Brewers	0.05 mi
Sweet Pea Cafe	0.07 mi
ASK Italia	0.2mi
Byron Burger	0.2mi
Bills	0.2mi
Riverside Inn	0.2mi
Tiptree Tearooms	0.3 mi
Starbucks	0.4 mi
Blaze	0.6mi
The Harvester	1.0 mi
Fox & Raven	1.4 mi

Various eateries can be found in the City Centre, Bond Street, & Moulsham Street

SHOPPING

Tesco	0.1 mi
Marks & Spencers	0.5 mi
Aldi	1.3 mi
Lidl	1.3 mi
Sainsbury's	



SPORTS & WELLBEING

PureGym	0.1 mi
Riverside Ice Rink	0.4 mi
Nuffield Health	0.5 mil
Essex CC	0.7 mi
Little Channels Golf	4.0 mi

LEISURE

Everyman	0.2 mi
Chelmsford Theatre	0.9 mi
Admirals Park	1.6 mi
Jump Street	1.9 mi
Chelmsford Museum	2.0 mi
Hylands Park	5.9 mi
Chelmsford Races	8.3 mi
Discovery Centre	10.1 mi

REGENCY APARTMENTS

CHELMSFORD

APARTMENT FIVE

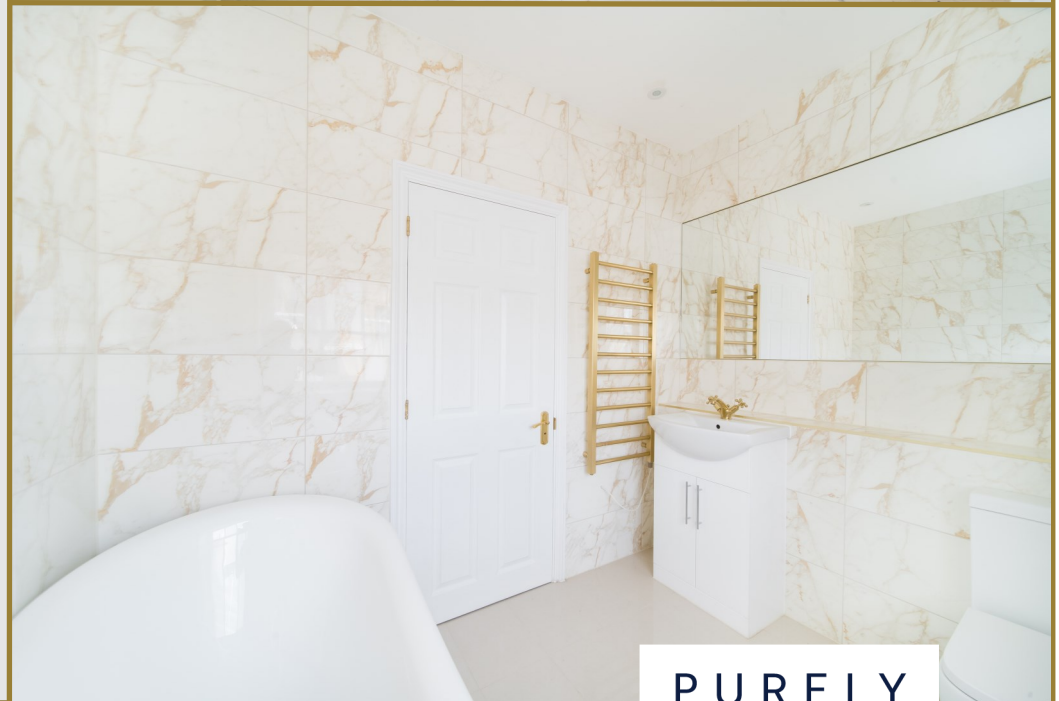
Apartment 5, offers one bedroom and is positioned on the second floor with a south facing aspect. The kitchen and lounge with double sash windows allows light to flow into these areas. The two rooms have a feel of separation with an archway dividing the two spaces. This creates a cosy lounge allowing you to focus on the restored fireplace which a beautiful focal point in this room.

The kitchen is fitted with a white shaker kitchen, finished with solid oak wooden worktops, white ceramic sink with Victorian brushed brass mixer tap, integrated oven, ceramic hob, stainless steel extractor hood, washer dryer and integrated fridge.

You really get that feel of luxury with the fully tiled bathroom and stand alone roll top bath, large bespoke fitted mirror, complete with white sanitary ware including WC, vanity unit with brushed brass mixer tap and heated towel rail, making this a great place to relax and unwind after a long day.

Original wood flooring has been restored and finished with a natural varnish throughout living room, kitchen and hallway, while carpets are fitted to the bedroom.

The large bedroom allows for plenty of wardrobe space and is also finished with an original sash window.



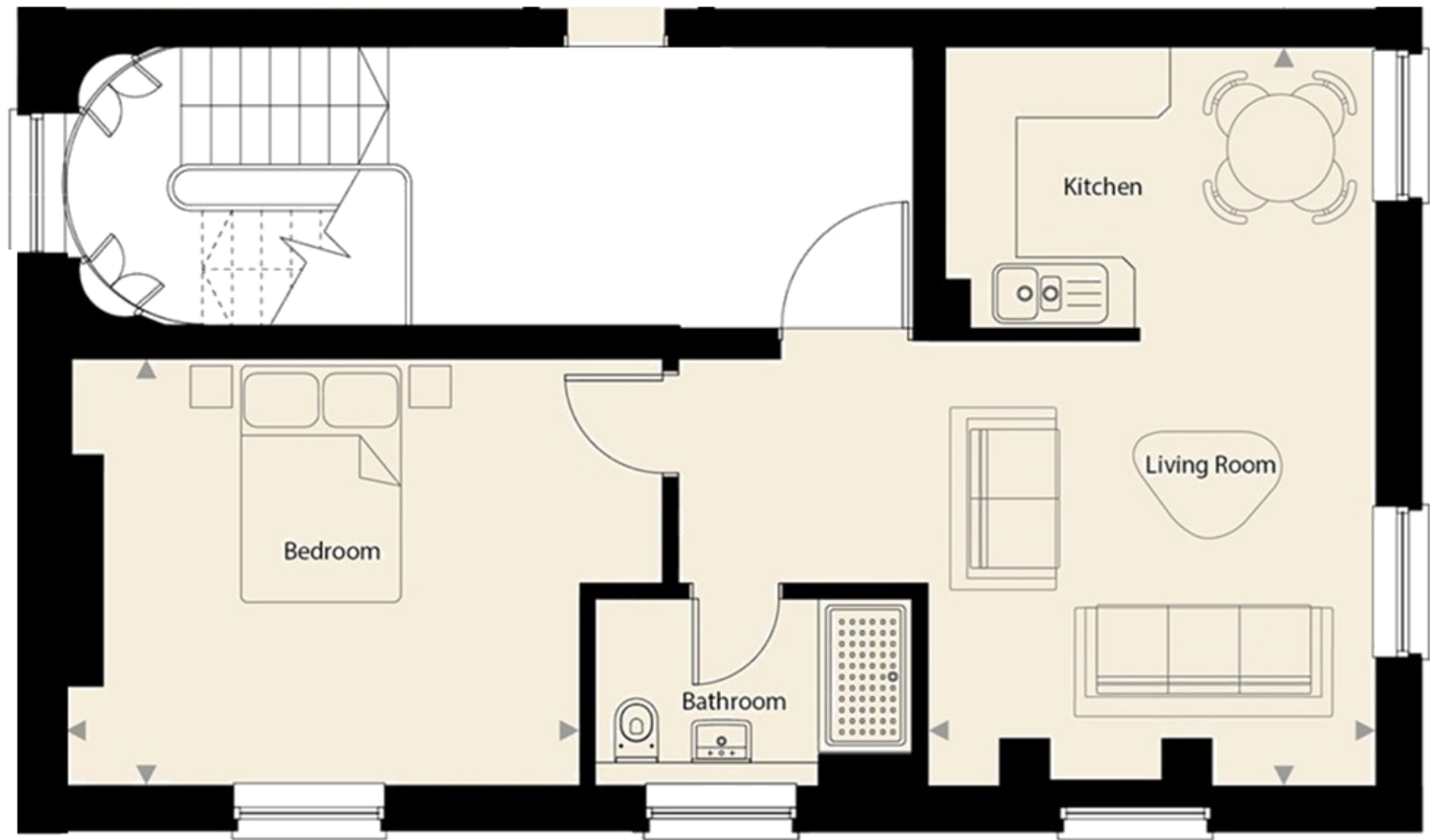
PURELY
NEW HOMES

APARTMENT FIVE

SECOND FLOOR

FLOOR AREA

50sqm / 552sqft



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REGENCY APARTMENTS

CHELMSFORD

APARTMENT SIX

The ground floor maisonette forms part of the existing Grade II listed part of the building and oozes charm with its high ceilings and sash windows. The apartment has direct access out into the communal courtyard, from here you exit the development via the secure entry system.

The hallway is laid with grey wood effect laminate flooring which runs through into the open plan kitchen/living area. There is a large useful storage cupboard in this area which also houses the water cylinder.

The double bedroom is laid with carpet and the bathroom is finished with high gloss tiles and a contemporary white vanity unit with storage beneath and chrome fittings.

The integrated kitchen consists of white shaker style cabinetry, finished with chrome accessories and a marble effect worktop and includes a chrome extractor hood, single oven, electric hob, washing machine and a 60/40 fridge freezer.



APARTMENT SIX

GROUND FLOOR MAISON-
ETTE

FLOOR AREA
47sqm / 507sqft

Bedroom
3.00m x 3.18m
(9'10" x 10'5")

**Living/
Kitchen
Area**
4.70m x 4.91m
(15'5" x 16'1")

Bathroom

**Entrance
Hall**

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REGENCY APARTMENTS

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APARTMENT SEVEN

Apartment seven is the only duplex property on the development and offers the best of both worlds; as well as being over two floors, it has its own entrance via the rear communal courtyard.

The original winding staircase, which is part of the existing Grade II listed building, leads you up to the light and airy carpeted entrance hall which is sympathetically finished with two wood sash windows.

From here, the hallway takes you through to the principal bedroom where the theme continues with a third sash window. This, as well as the second bedroom is laid with carpet. There is plenty of wardrobe space here as well as an ensuite shower room which is finished with white sanitary ware, high gloss tiles and a vanity unit with storage beneath.

The second bedroom is positioned on this floor, and also has a feature sash window.

A shower room which mirrors the finish of that in the ensuite, is conveniently positioned on this floor to service the second bedroom.

Finally, the second winding staircase leads you to the large open plan living/kitchen area which is flooded with light from the two large sky lanterns and dual aspect sash windows.

The integrated kitchen consists of white shaker style cabinetry, finished with chrome accessories and a marble effect worktop which includes an extractor hood, single oven, electric hob, washing machine, dishwasher and a 60/40 fridge freezer. The water cylinder is tucked away in a cupboard to the rear of the room.

The kitchen and living area is fitted with grey wood effect laminate flooring, giving the apartment that real penthouse contemporary feel.



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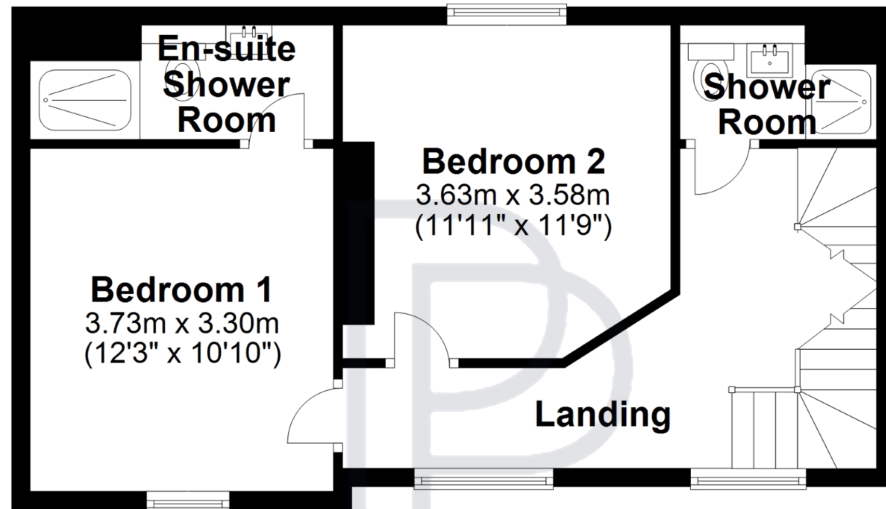
APARTMENT SEVEN

GROUND FLOOR DUPLEX

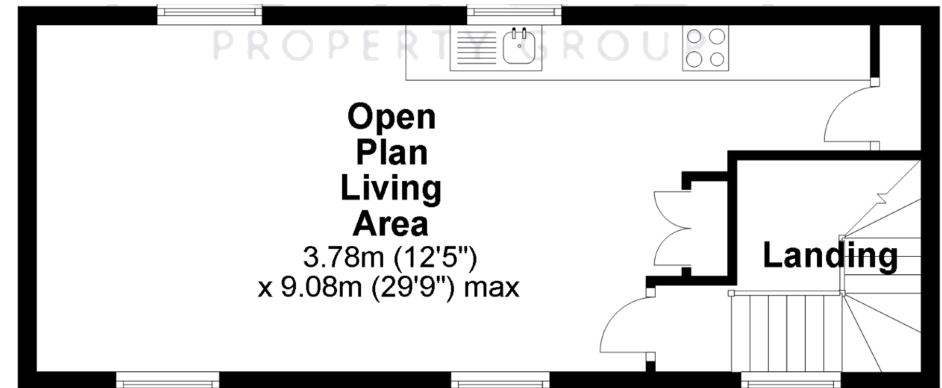
FLOOR AREA

77sqm / 827sqft

FIRST FLOOR



SECOND FLOOR



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REGENCY APARTMENTS

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APARTMENT EIGHT & TEN

These apartments offer two bedrooms and are positioned on the first and second floor. When entering the property, the hallway is laid with grey laminate wood effect flooring which runs into a large, useful storage cupboard which also houses the water cylinder.

The principal bedroom is laid with carpet and has an ensuite shower room which is finished with high gloss tiles, contemporary white vanity unit with storage beneath and chrome fittings.

The finish in the main bathroom mirrors that of the ensuite shower room.

Bedroom two will be laid with carpet and could double as a sizeable home office.

The integrated kitchen consists of white shaker style cabinetry, finished with chrome accessories and marble effect worktop, included is a chrome extractor hood, single oven, dishwasher, electric hob, washing machine and a 60/40 fridge freezer.

The kitchen and living room is open plan, which is fitted with grey laminate wood effect flooring and large French doors will lead you out onto your own private balcony finished with anthracite composite deck planks.



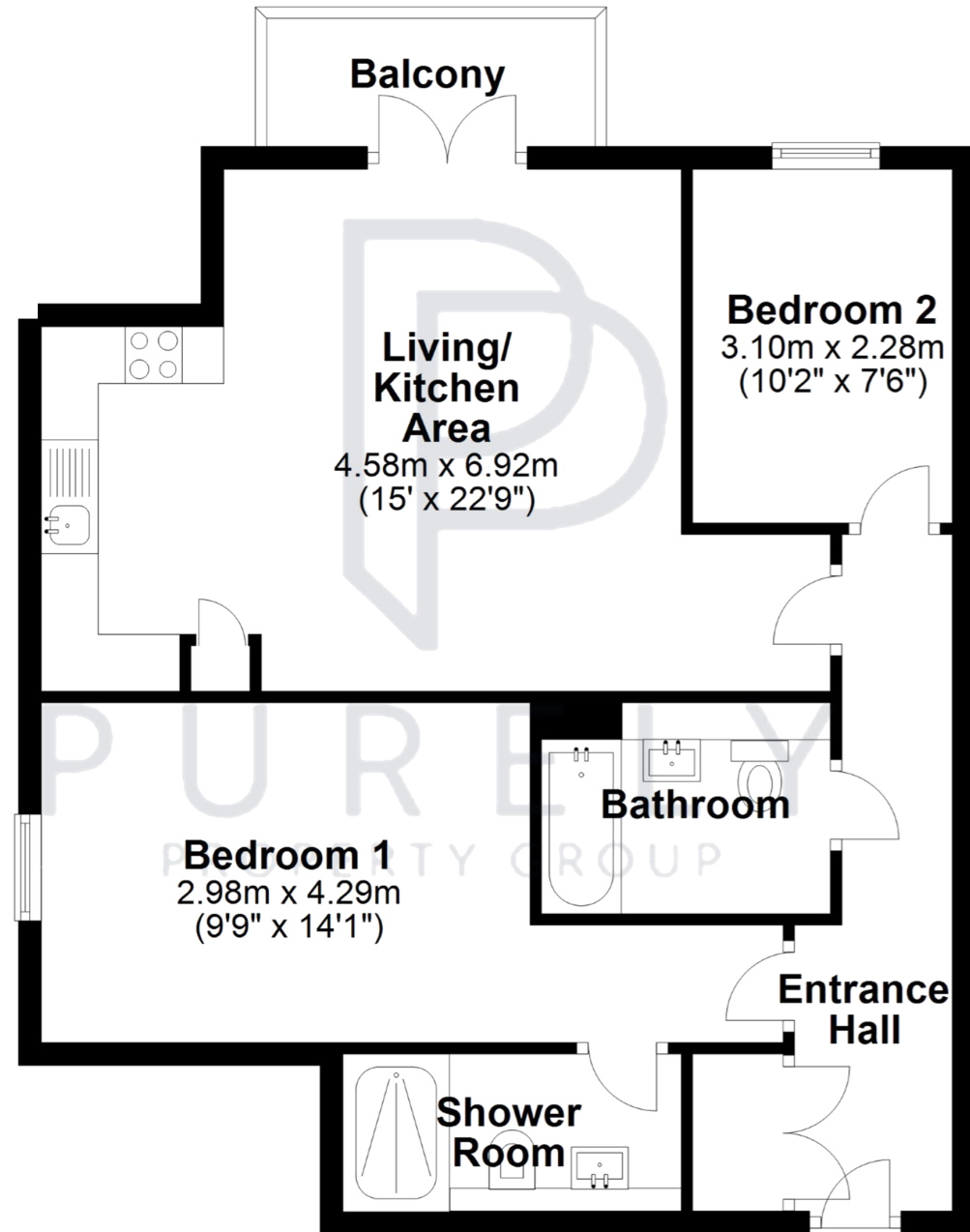
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APARTMENT EIGHT

FIRST FLOOR

FLOOR AREA

70sqm / 755sqft



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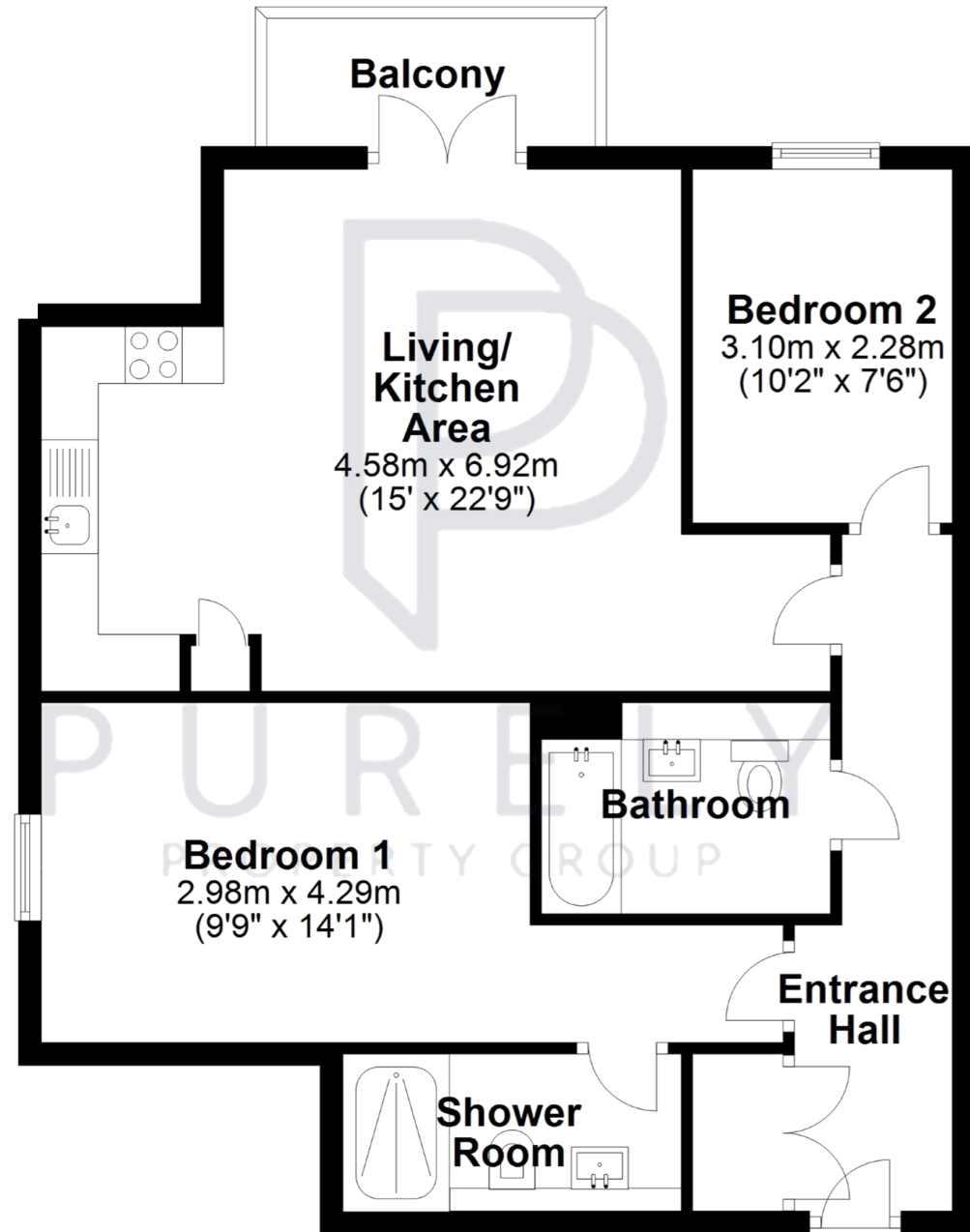
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APARTMENT TEN

SECOND FLOOR

FLOOR AREA

70sqm / 755sqft



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REGENCY APARTMENTS

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APARTMENT NINE & ELEVEN

These apartments are positioned on the first and second floor. When entering, you will find the principal bedroom and an ensuite shower room, which is finished with high gloss tiles and a contemporary white vanity, offering plenty of storage for bathroom accessories.

The good size bathroom is also finished with high gloss tiles and a vanity unit, which mirrors that of the ensuite shower room.

Bedroom two is a light and airy room with its west facing window; this also lends itself to be the perfect office for those working from home.

An integrated kitchen is tucked away at the rear of the lovely open plan living area. The white shaker style cabinetry finished with chrome accessories and a marble effect worktop, works really well in this space. Included the kitchen is a chrome extractor hood, single oven, electric hob, dish washer, washing machine and fridge freezer.

The large French doors take you out from the living area to your own private balcony which is finished with anthracite composite deck planks, giving you a light and airy space to relax and unwind.

The kitchen and hallway has been finished with anthracite wood effect laminate flooring, which creates a contemporary flow throughout the apartment.



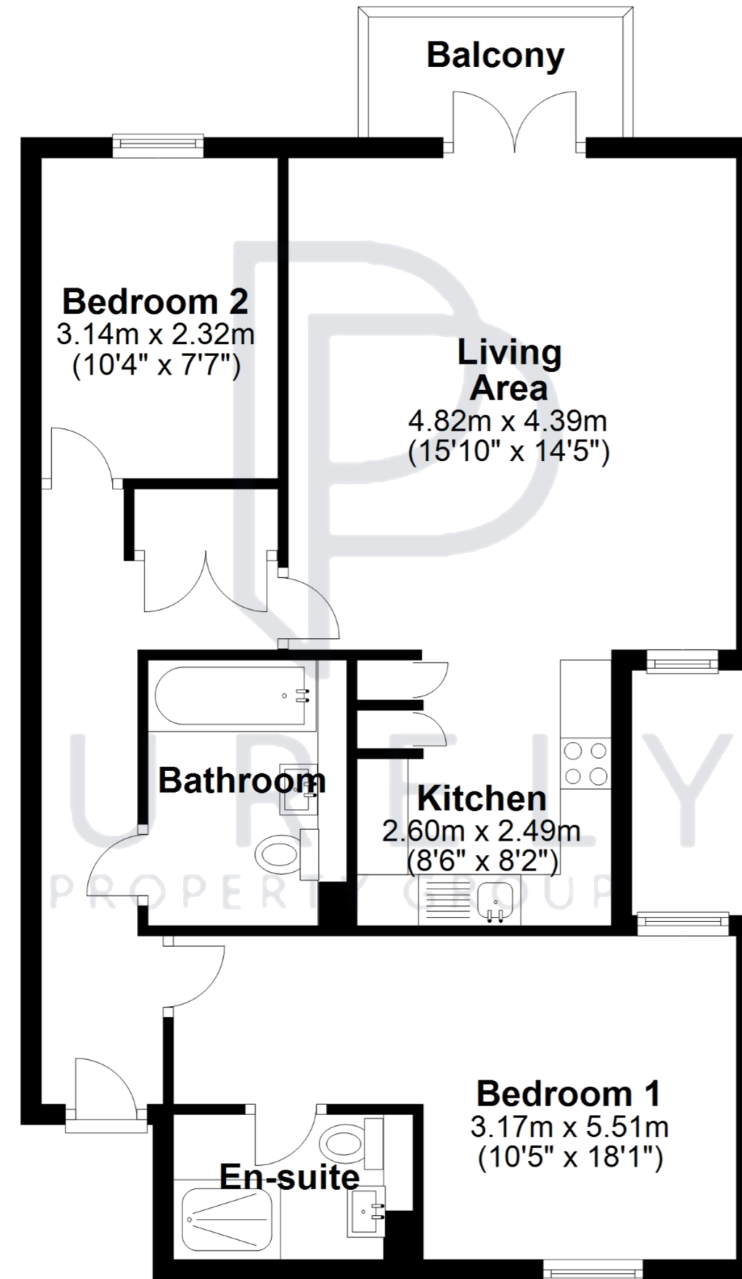
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APARTMENT NINE

FIRST FLOOR

FLOOR AREA

70sqm / 755sqft



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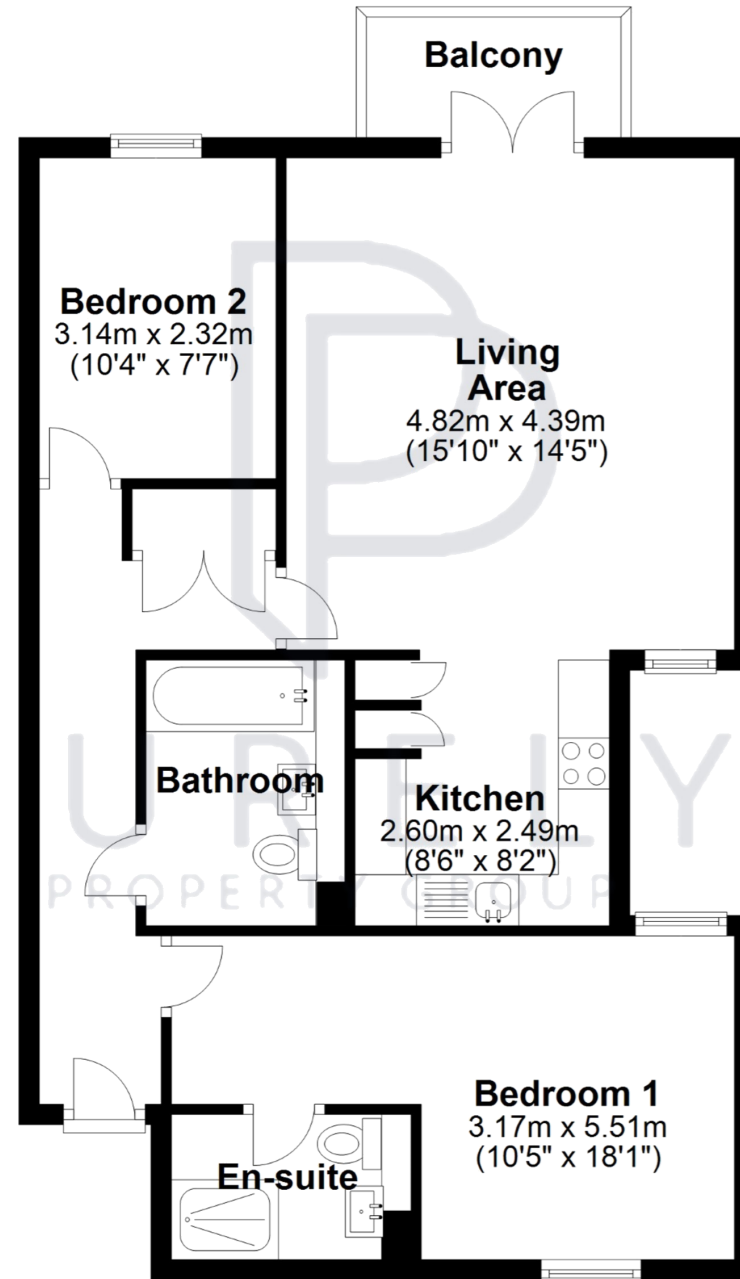
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APARTMENT ELEVEN

SECOND FLOOR

FLOOR AREA

70sqm / 755sqft



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PENTHOUSE TWELVE

Penthouse twelve is a spacious one bedroom apartment, which is positioned on the third floor.

When entering the property, the hallway is laid with grey laminate wood effect flooring which runs into a large, useful storage cupboard that also houses the water cylinder.

The good-sized bedroom with views out on to the courtyard, offers plenty of wardrobe space and this will be laid with carpet of your choice.

The bathroom is finished with high gloss tiles, a contemporary white vanity unit with storage beneath and chrome fittings.

The integrated kitchen consists of white shaker style cabinetry, finished with chrome accessories and a marble effect worktop and includes an integrated extractor hood, single oven, electric hob, dishwasher, washing machine and a 60/40 fridge freezer.

The kitchen and living room is open plan, flooded with natural light from the two large sky lights and is fitted with grey wood effect laminate flooring. Large French doors will lead you out onto your own private balcony, finished with anthracite composite deck planks.



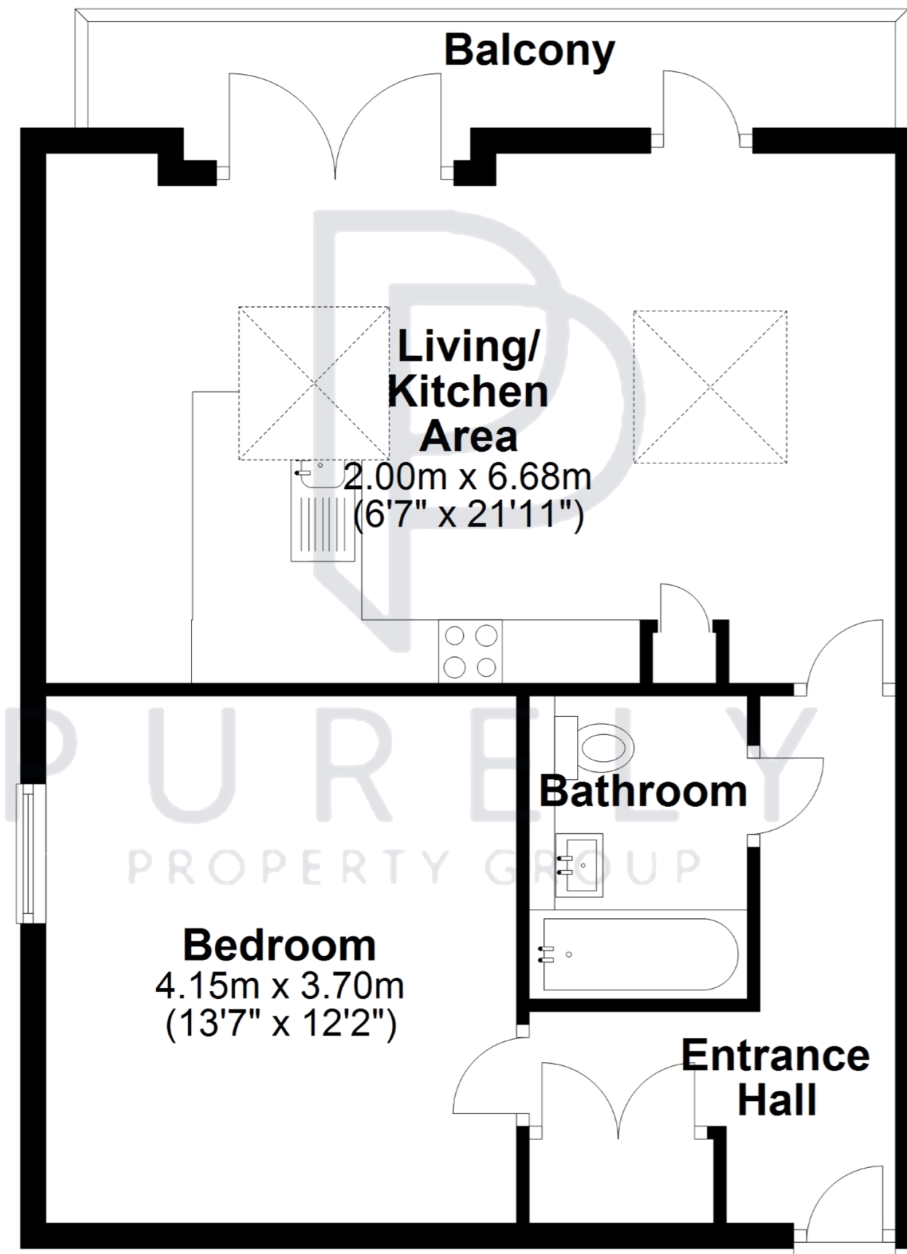
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PENTHOUSE TWELVE

THIRD FLOOR

FLOOR AREA

51sqm / 547sqft



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PENTHOUSE THIRTEEN

Penthouse thirteen is a one bedroom apartment, positioned on the third floor.

When entering the property, the hallway is laid with grey wood effect laminate flooring which runs into the open plan living area. There is useful storage cupboard in the hallway which also houses the water cylinder.

The good-sized bedroom allows for plenty of wardrobe space and will be laid with carpet of your choice.

The bathroom is finished with high gloss tiles, a contemporary white vanity unit with storage beneath and chrome fittings.

The integrated kitchen consists of white shaker style cabinetry, finished with chrome accessories and a marble effect worktop with breakfast bar and includes a chrome cooker hood, electric hob, single oven, dishwasher, washing machine and a fridge freezer.

The kitchen and living room is open plan, flooded with natural light from the two large sky lights and is fitted with grey wood effect laminate flooring. Large French doors will lead you out onto your own private balcony, finished with anthracite composite deck planks.



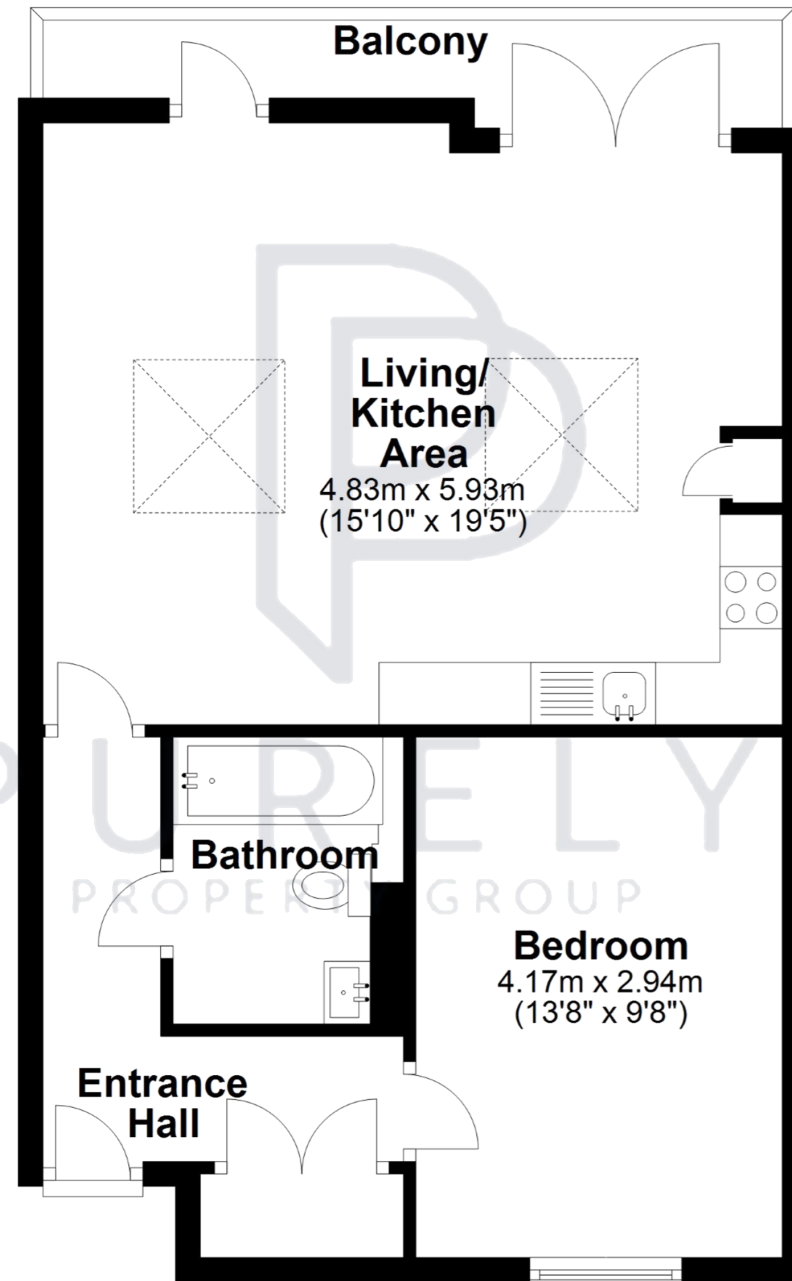
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PENTHOUSE THIRTEEN

THIRD FLOOR

FLOOR AREA

49sqm / 527sqft



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PHASE TWO

EXTERNAL

- Secure entrance to building via key fob and inter-com system
- 10 year structural warranty
- Communal courtyard
- Potential for on-site parking on 2 bedroom apartments. Please contact us for more information

MANAGEMENT & LEASE INFORMATION

- 124 Year Lease
- Management Service Charges vary dependent on apartment, speak to us for further information

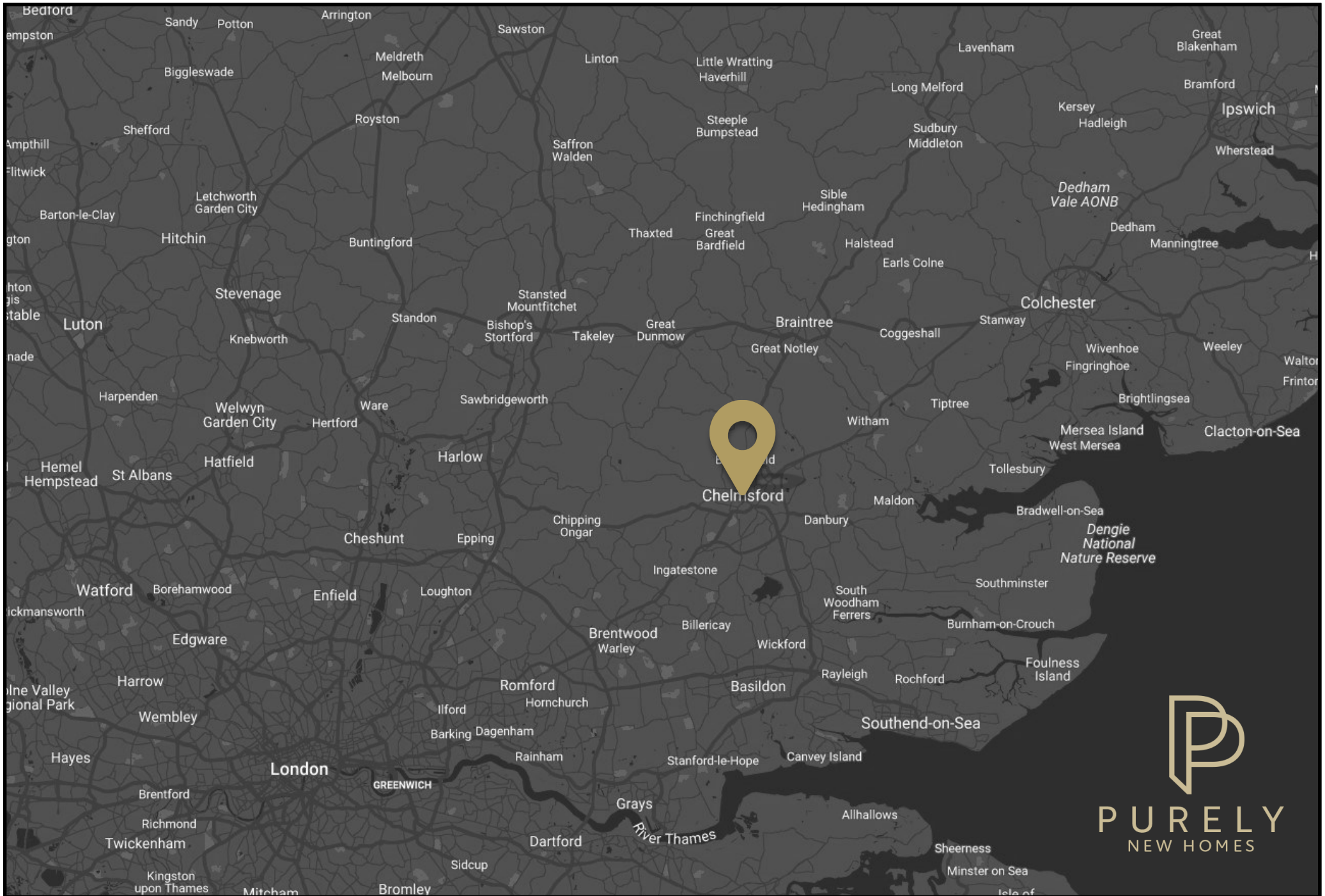


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REGENCY APARTMENTS

CHELMSFORD

APARTMENT NUMBER	APARTMENT TYPE	FLOOR	NUMBER OF BEDS	SQFT	PRICE
5	Apartment	Second	1	552	£250,000
6	Maisonette	Ground	1	507	£240,000
7	Maisonette	First/Second Duplex	2	827	£370,000
8	Apartment	First with Balcony	2	755	£335,000
9	Apartment	First with Balcony	2	755	£335,000
10	Apartment	Second with Balcony	2	755	£345,000
11	Apartment	Second with Balcony	2	755	£345,000
12	Penthouse	Third with Terrace	1	547	£265,000
13	Penthouse	Third with Terrace	1	527	£265,000



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Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. Selected images have been digitally enhanced.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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