

## PROPERTY BROCHURE



Kings Tower, Marconi Plaza,  
Chelmsford, Essex, CM1 1GS

Aprox 735 sq ft

Leasehold

OIEO £355,000

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RESIDENTIAL

A FRESH APPROACH TO ALL YOUR PROPERTY NEEDS

## AT A GLANCE

- Bedroom One  
2.60m(8'5)x 6.11m(20'0) \*
- Ensuite to Master with Double Shower.
- Bedroom Two 4.49m(14'7) x 2.56m (8'4)\*
- Lounge 4.00m (13'1)x 4.92m (16'1), Door leading to Balcony.
- Open Plan Kitchen with Appliances. 1.79m (5'9) x 3.99m (13'1)
- Further Bathroom with Aqua Lisa Shower over Bath  
2.19m (7'2) x 1.66m. (5'4)
- Located within Close Proximity to Chelmsford City Centre, Train & Bus Station
- Allocated Secure Parking.
- Residents' Gym & Concierge

**An executive & spacious 2 Bedroom City Centre Apartment With Ensuite facilities, being located on the 9<sup>th</sup> Floor of Kings Tower, Marconi Plaza.**

**This Development has become very sought after with its Residents' Gym & on site Concierge, being located within a very short walk to City Centre, Bus & Train Station.**

**The Property features one allocated secure underground parking space and spacious accommodation throughout, with fantastic far reaching views over Chelmsford with own private balcony.**

With no onward chain, it would suit a first time buyer or investor.

Early Viewings recommended.

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Lounge 4.00m (13'1) x 4.92m (16'1)  
(narrows to 3.91m) (10'5)

Walls Painted Magnolia, Electric  
Radiator, 4 x Double Plug Sockets,  
SAT, TV & BT Sockets.

2 x Pendant light fittings

Beige Carpets



Lounge Continues.

Double glazed door leading to  
Balcony, being on the 9<sup>th</sup> floor it  
benefits from not having another  
Balcony above.

Fantastic far reaching views over  
Chelmsford.



Open Plan Kitchen  
1.79m (5'9) x 3.99m (13'1)

Cream gloss cupboard fronts with dark wood units with under unit lights. Dark worktops with matching splash back.

Appliances consists of, electric ceramic hob, electric oven, extractor hood, fridge/freezer, washer/dryer, dishwasher, microwave.

Chrome Sink with mixer tap.

Tiled Flooring



Balcony off Lounge with views over Chelmsford.





Bedroom One 2.60m (8'5) (into alcove 2.94m (9'6) x 6.11m (20'0) \*(narrows to 5.84m (19'2)

Walls are painted magnolia, 3 x double plug sockets, TV port, BT socket, Electric radiator, window with 2 sections of double glazed glass. Beige carpet & fitted wardrobe with sliding mirrored doors 1.79m (5'9) x 0.65m (2'1).



Ensuite to Master

Fully fitted Bathroom with double shower cubicle, 2.19m (7'2) x 1.29m (4'2)

Heated Towel Rail, White Ceramic WC, Washhand Basin, Shower Cubicle with Fitted Glass door & Aqua Lisa Shower, Mirror, Tiled Floor.

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Bedroom Two 4.49m (14'7) \*(narrows to 4.09m (13'4)) x 2.56m (8'4) (into alcove 3.26m (10'7))

Walls are painted magnolia, 3 x double plug sockets, TV port, BT Socket, Electric radiator, window with 2 sections of double glazed glass. Beige carpet & fitted wardrobe with sliding mirrored doors 1.56m (5'1) x 0.60m (2'0)



Fully Fitted Bathroom with Shower over Bath 2.19m (7'2) x 1.66m (5'4)

Heated Towel Rail, White Ceramic WC, Washhand Basin, Bath with Mixer Shower, Mirror, Tiled Flooring.

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L- Shaped Hallway with Large Storage Cupboard housing Pulsa Coil water heater.

Video entry phone.

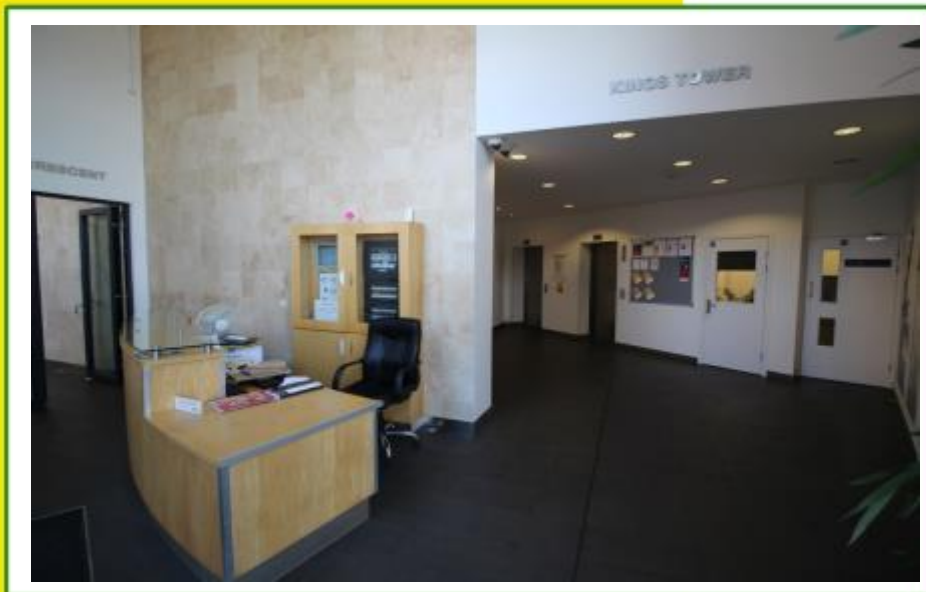
Walls are painted magnolia, beige carpets.



Fantastic Far Reaching Views From Balcony.

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Marconi Plaza Reception showing Concierge Desk and lifts to Kings Tower.



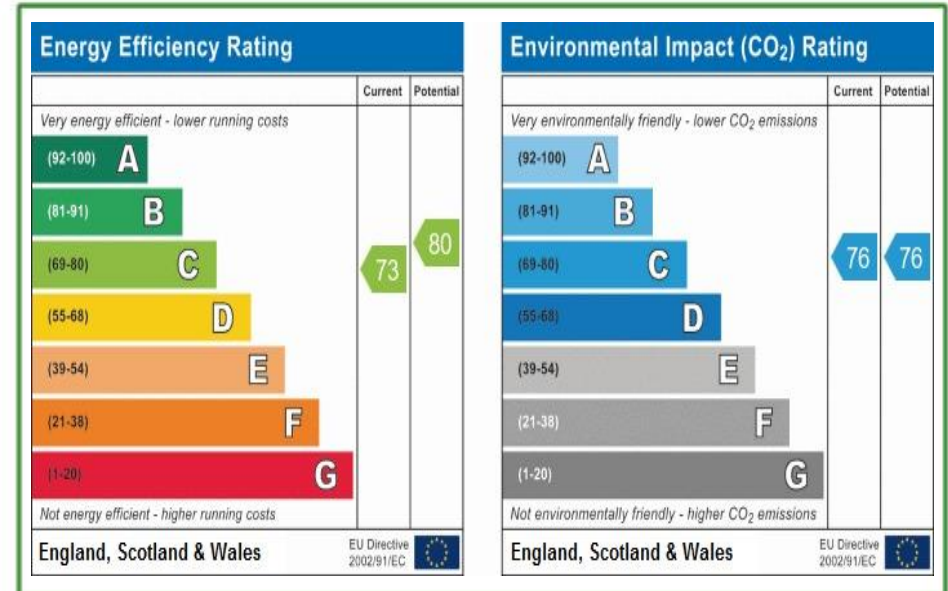
Residents' Gym with Air Conditioning.





Allocated Secure & Undercover  
Parking Space For One Car.

Ground Rent = £300 PA  
Service Charges = £1980 PA  
Leasehold until 31<sup>st</sup> March 2161



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These sales particulars are presented to prospective purchasers as a guide and whilst we endeavor to make them as fair, accurate and reliable as possible they should be treated only as a guide. If there is something you feel is important to you in particular then we would ask you to please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property.

All Measurements are approximate room sizes are only intended as general guidance. They must not be used for ordering carpets or any furniture.

Please note we have not tested the services or any of the equipment or appliances in this property. We strongly advise prospective buyers to arrange their own survey or said contractors reports before concluding any offers to purchase the property.

Furthermore, these sales particulars do not form any offer or contract and Domans Residential will not accept any liability to their accuracy.



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