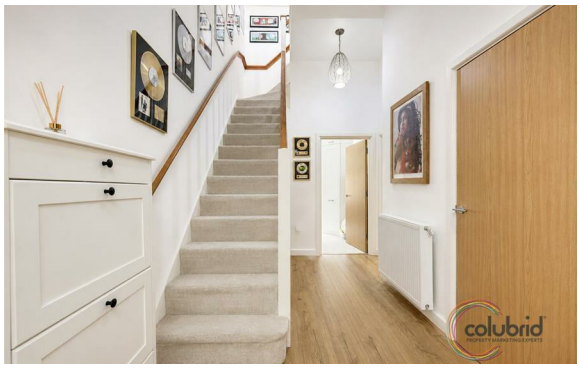


Mary Munnion Quarter, Chelmsford

Offers Over £315,000

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- Stylish split-level two-bedroom maisonette in the sought-after Mary Munnion Quarter
- Stunning open-plan living, dining and kitchen area with four large windows providing exceptional natural light
- Impressive high ceilings and beautiful exposed beams creating a wonderful sense of space
- Contemporary high-gloss kitchen with integrated washing machine and fridge freezer
- Principal bedroom has a personal modern en-suite shower room
- Stylish family bathroom featuring half-tiled walls and a heated towel rail
- Plantation shutters fitted to both bedroom, fitted wardrobes to bedroom two
- Useful under-stairs storage cupboard
- One allocated parking space, visitor parking and the opportunity to rent additional resident parking spaces
- Approximately 111 years remaining on the lease, with beautifully maintained communal grounds, regular landscaping, monthly window cleaning and twice-weekly communal bin cleaning

GUIDE PRICE - £315,000 - £340,000

High ceilings. Beautiful beams. Sunlight pouring through four windows. This isn't your average apartment—it's a home that instantly makes you smile the moment you walk in.

Nestled within the ever-popular Mary Munnion Quarter, this stunning split-level maisonette perfectly blends contemporary style with character, creating a home that's as practical as it is Instagram-worthy. Whether you're entertaining friends, enjoying a cosy evening in or working from home, every space has been thoughtfully designed to make everyday living feel that little bit more special.

Step inside and you're immediately welcomed by a spacious entrance hall, with a handy storage cupboard tucked beneath the stairs—because stylish homes still need somewhere to hide the vacuum! On the ground floor you'll discover two beautifully presented double bedrooms, both complete with elegant plantation shutters that add a boutique hotel feel while providing privacy and style in equal measure.

The principal bedroom is a real retreat, featuring its own sleek en-suite shower room—perfect for those busy weekday mornings. The main bathroom has a fresh, modern finish with half-tiled walls and a heated towel rail, adding a touch of everyday luxury.

Head upstairs and prepare for the real showstopper...

The incredible open-plan living, dining and kitchen space is the heart of the home. Flooded with natural light from four large windows and enhanced by soaring ceilings and beautiful exposed beams, it's a room that feels effortlessly spacious and wonderfully inviting. Whether it's lazy Sunday brunches, movie nights, dinner parties or simply relaxing with a coffee, this is a space you'll genuinely love spending time in.

The contemporary high-gloss kitchen offers sleek cabinetry alongside integrated appliances including a washing machine and fridge freezer, while the combi boiler ensures efficient heating throughout the year. Four radiators keep the living space warm and cosy during the colder months, making it every bit as comfortable as it is stylish.

Outside, life is refreshingly low maintenance. The beautifully landscaped communal grounds are professionally maintained every two weeks, communal windows are cleaned monthly, and communal bins are cleaned twice a week—giving you more time to enjoy your weekends rather than worrying about upkeep.

Parking is equally stress-free, with your own allocated parking space, visitor parking for friends and family, and even the opportunity to rent additional resident spaces from neighbours who don't currently use theirs.

With approximately 111 years remaining on the lease, this exceptional maisonette offers style, practicality and a fantastic lifestyle in one of Chelmsford's most desirable developments.

Homes with this much character, natural light and ceiling height don't stay available for long... book your viewing before someone else beats you to it.

Mary Munnion Quarter enjoys an enviable position on the edge of Chelmsford City Centre, offering the perfect balance of modern convenience and relaxed living. Chelmsford is one of Essex's most desirable locations, renowned for its vibrant shopping scene, independent cafés, stylish restaurants and riverside walks. Bond Street provides an excellent selection of popular retailers, bars and eateries, while nearby Central Park offers acres of green open space, ideal for morning runs, weekend picnics or leisurely strolls. For commuters, Chelmsford Railway Station offers fast and frequent services to London Liverpool Street in approximately 35 minutes, making it an excellent choice for city professionals. The area is also well served by highly regarded schools, leisure facilities and excellent road links via the A12 and M25. Combining city convenience with a welcoming community feel, it's easy to see why Chelmsford continues to be one of the most sought-after places to call home in Essex.





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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/32-mary-munnion-quarter-chelmsford-cm2-9ft/5479252

Annual Service Charge: £2069.18
Annual Ground Rent: £365.07
Length of Lease: tbc

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

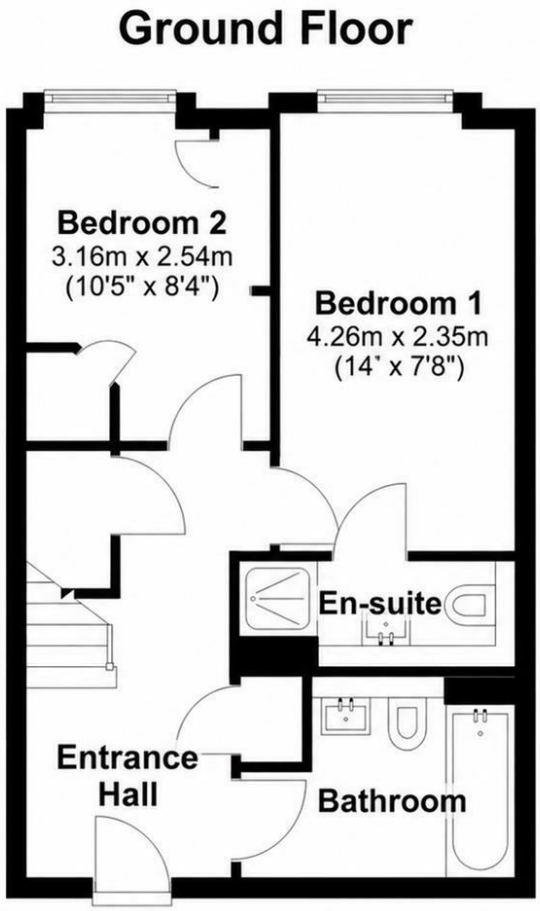
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

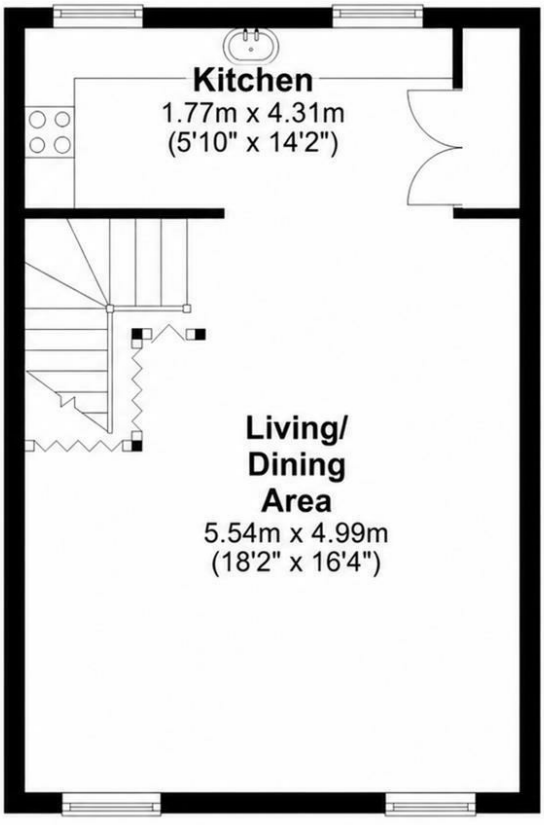
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.









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