



Wharf Road, Chelmsford, CM2

BUTLER & STAG





## A fantastic one bedroom apartment located in the sought after Aspyre development in Wharf Road.



- Brand New Development
- One Bedroom Apartment
- Sought After Location
- Amtico Flooring
- Private Balcony
- Fully Fitted Kitchen

A fantastic one-bedroom apartment on the sixth floor located in the sought after Aspyre development in Wharf Road. This property comprises an entrance hallway, modern family bathroom, open plan fully fitted kitchen, living room with access to a private balcony and a spacious double bedroom. The apartment block is serviced by a lift, and access to a bike store.

The property is well located for access to the A12 as well as an array of local amenities, with only a short walk to three major supermarkets and to Chelmsford City Centre which has an assortment of shops, restaurants, and bars. The property also allows easy walking access to Chelmsford Station, ideal for commuters travelling into Central London.



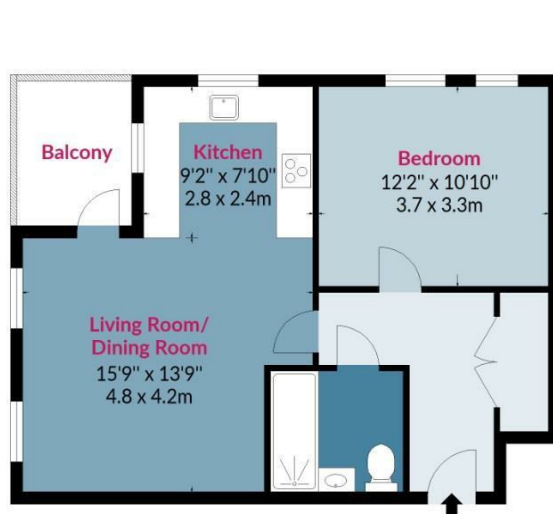




## Wharf Road, CM2

Approx. Gross Internal Area(Including Balcony) 613 Sq Ft - 56.95 Sq M  
Approx. Gross Internal Area(Excluding Balcony) 564 Sq Ft - 52.40 Sq M

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## Sixth Floor

Floor Area 564 Sq Ft - 52.40 Sq M

Monday 05th September 2022

1 sq m = 10.76 sq feet

Measured according to RICS IPMS2

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.