

SCHOOL HOUSE

MOULSHAM STREET

CM2



MODERN LIVING, CLASSIC STYLE

Serving as an extension of Chelmsford's eclectic high street, the Old Moulsham district is a spectacular mix of independent specialist shops, restaurants and architecture dating back to the 17th century. St Johns Court sits proudly on Moulsham Street, with the former Victorian school house interwinding Gothic architecture and modern lifestyle, all in the heart of Chelmsford. The Old School House was originally one of two schools in Chelmsford in the 1800s, designed by Charles Pertwee and constructed in 1840, today, The Old School House is still a socially significant townscape enriched in history.





A LUXURY COLLECTION OF APARTMENTS WITH PARKING

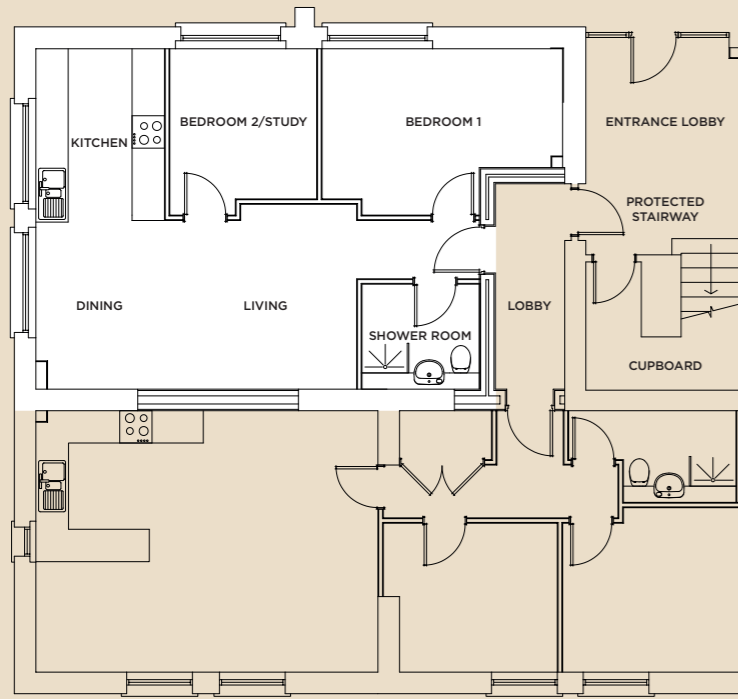
The historic Old School House is an exclusive collection of five unique apartments designed to an impeccable standard. Situated in the former national school, the slated roof and yellow brick with red and black brick detailing building enhances the unique character of Moulsham Street. With gable slated roof to the road, the original architectural is what makes The Old School House exceptional in design and personality.





APARTMENT 1

55.32 m² 595 ft²



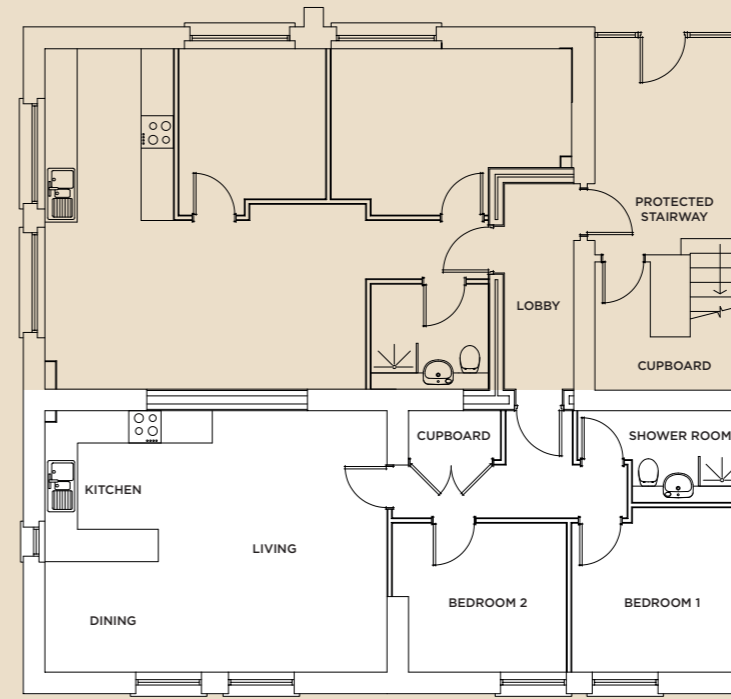
GROUND FLOOR

KITCHEN	3.21m x 2.40m	10'5" x 7'9"
DINING/LIVING	5.95m x 3.10m	19'5" x 10'2"
BEDROOM 1	4.49m x 3.10m	14'7" x 10'2"
BEDROOM 2/STUDY	3.08m x 2.74m	10'1" x 9'0"
SHOWER ROOM	2.30m x 2.05m	7'6" x 6'7"



APARTMENT 2

63.41 m² 682 ft²



GROUND FLOOR

KITCHEN	3.10m x 2.81m	10'2" x 9'2"
DINING/LIVING	6.34m x 4.85m	20'8" x 19'5"
BEDROOM 1	3.31m x 3.05m	10'9" x 10'0"
BEDROOM 2	3.24m x 2.78m	10'6" x 9'1"
SHOWER ROOM	3.21m x 1.70m	10'5" x 5'6"

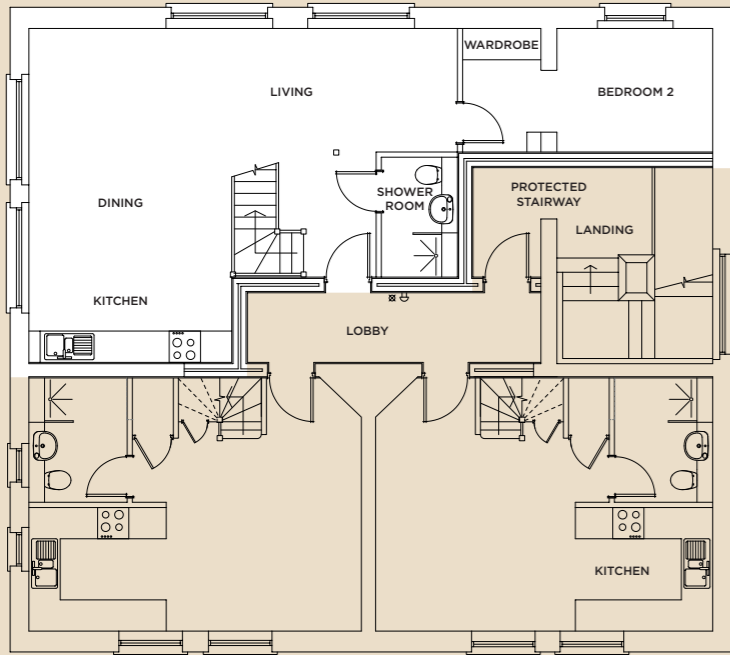
All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1500mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floor plans, window/external door locations and parking details. This brochure does not form part of any contract.

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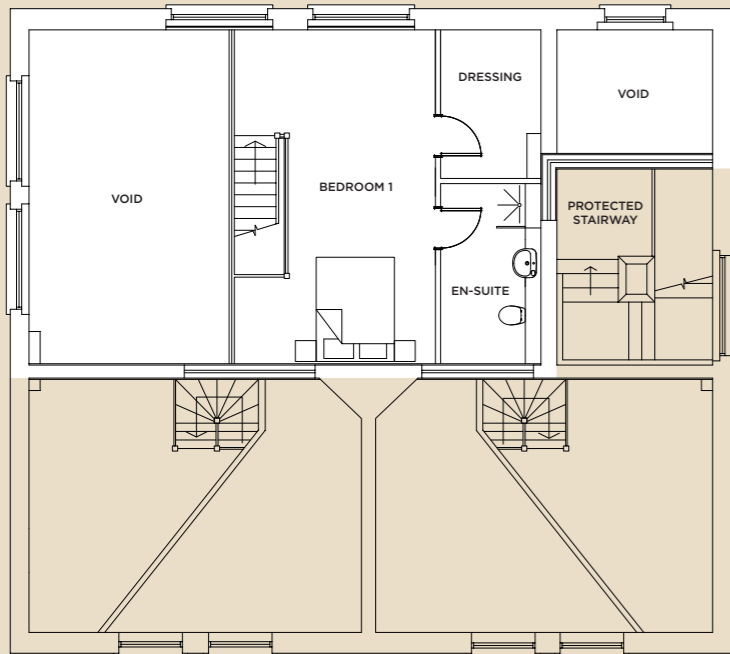
APARTMENT 3

91.64 m² 986 ft²



FIRST FLOOR

KITCHEN	3.90m x 1.67m	12'8" x 5'5"
DINING/LIVING	8.22m x 4.76m	27'0" x 15'6"
BEDROOM 2	4.81m x 2.39m	15'8" x 7'8"
SHOWER ROOM	2.31m x 1.47m	7'6" x 4'8"



MEZZANINE FLOOR

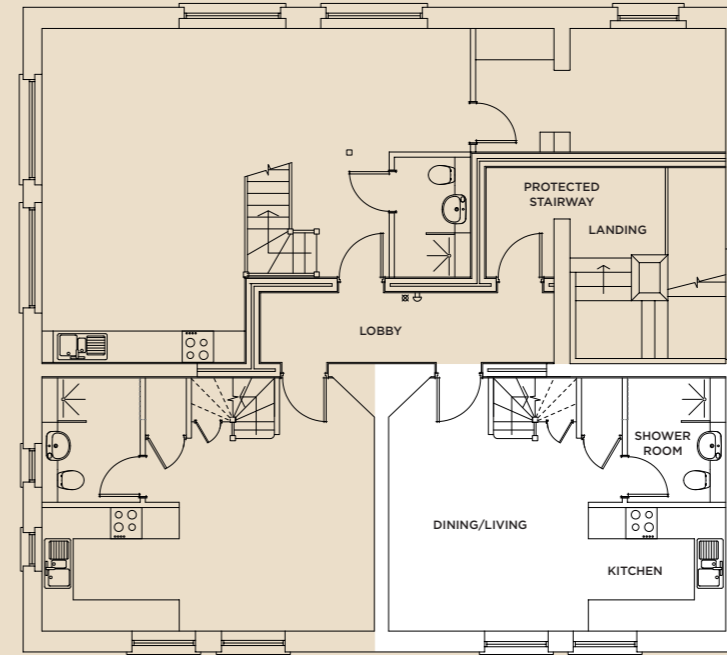
BEDROOM 1	6.20m x 3.80m	20'3" x 12'5"
EN-SUITE	3.50m x 1.94m	11'5" x 6'4"
DRESSING	2.85m x 1.94m	9'4" x 6'4"

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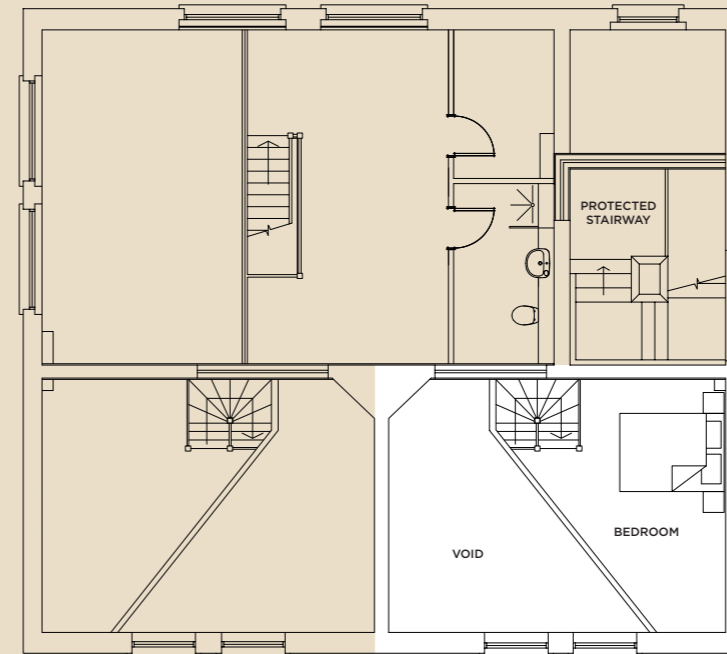
APARTMENT 4

47.11 m² 507 ft²



FIRST FLOOR

KITCHEN	2.38m x 1.96m	7'8" x 6'4"
DINING/LIVING	4.88m x 4.50m	16'0" x 14'8"
SHOWER ROOM	2.42m x 1.96m	7'9" x 6'2"



MEZZANINE FLOOR

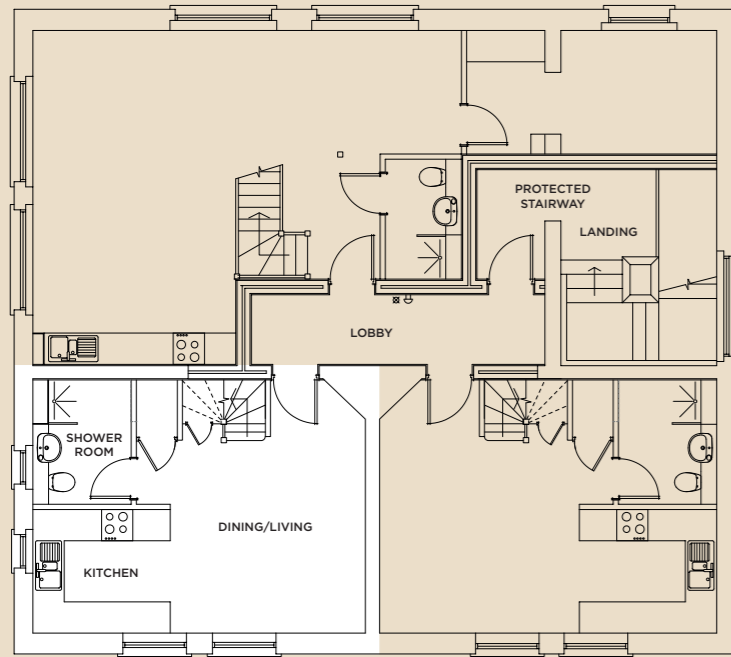
BEDROOM	4.88m x 4.53m	16'0" x 14'9"
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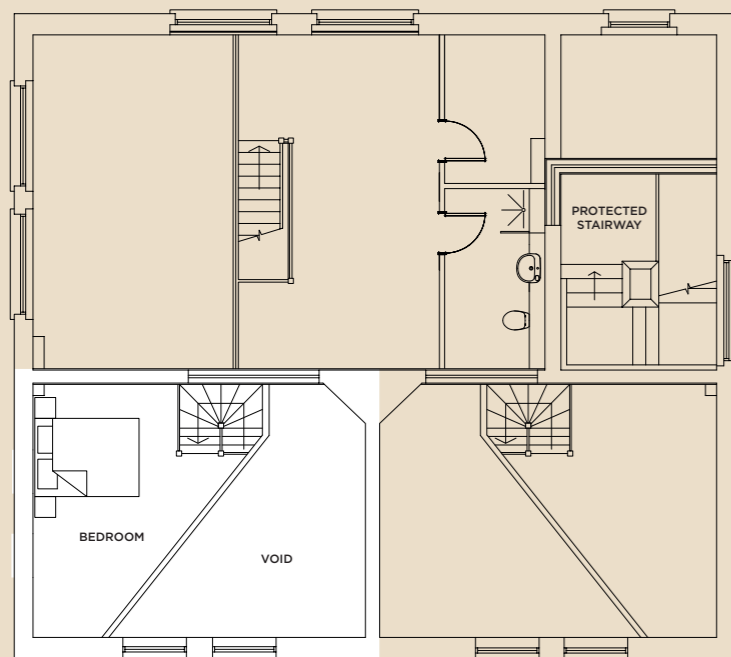
APARTMENT 5

47.47 m² 511 ft²



FIRST FLOOR

KITCHEN	2.64m x 2.38m	8'7" x 7'8"
DINING/LIVING	4.88m x 4.41m	16'0" x 14'5"
SHOWER ROOM	2.42m x 1.89m	7'9" x 6'2"



MEZZANINE FLOOR

BEDROOM	4.88m x 4.53m	16'0" x 14'9"
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SPECIFICATION

KITCHENS GENERAL

- Handleless matt light grey doors with soft close hinges
- LED feature strip lighting under wall mounted units
- Matte black 1810 Company tap
- Siemens oven and ceramic hob with integrated appliances
- Stone worktops and stone splashback

BATHROOMS

- White Duravit bathroom suites
- Dansani vanity units with black Crosswater taps
- Ceiling mounted rainfall showers
- Grey large profile porcelain fully tiled floor and walls
- Backlit mirrors
- Matt black heated towel rail

FLOORING

- Living / Kitchen / Hallway - Amtico Grey Oak
- Bedrooms - Sensations, grey, easy clean carpets
- Dulux white paint to all walls and ceilings
- Internal doors - LBD Montreal Ash Grey door
- Contemporary chrome handles to all doors
- Matt black light switches and sockets

GENERAL

- ABC ten year warranty on all homes
- Secure video door entry system
- Secure allocated parking
- Secure cycle storage
- Superfast fibre broadband

LOCATION

THE OLD SCHOOL HOUSE

Moulsham Street
Chelmsford
CM2

LEISURE

Chelmsford Museum	0.4 mile (walk)
Virgin Active	0.5 mile (walk)
Essex County Cricket Club	0.6 mile (walk)
Everyman Cinema	0.8 mile (walk)
Riverside Leisure Centre	1.9 miles (drive)
Hylands House & Park	4.5 miles (drive)
Crondon Parl Golf Club	5.5 miles (drive)
Chelmsford City Racecourse	9.4 miles (drive)

SHOPPING

Tesco Superstore	0.6 miles
John Lewis	0.8 miles
Bond Street	0.8 miles
M&S Foodhall	1.4 miles
Sainsbury's	3.3 miles

HEALTH

The Old Surgery	0.3 miles
Bupa Dental Care	0.4 miles
Whitley House Surgery	0.6 miles
Broomfield Hospital	4.3 miles

TRANSPORT

Chelmsford Train Station	0.9 miles (walk)
A12	0.5 miles (drive)
M25	13.0 miles/ 15 minutes (drive)

BY TRAIN

London Liverpool Street	30 minutes
Stratford	27 minutes
Colchester	31 minutes
Norwich	84 minutes

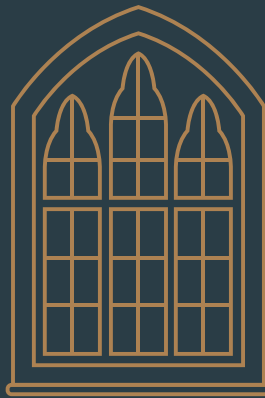
EDUCATION

St Anne's School	0.2 miles (walk)
Oaklands Infant School	0.1 miles (walk)
King Edward VI Grammar	1.1 miles (walk)
Anglia Ruskin University	1.2 miles (walk)
Chelmsford County High School	1.4 miles (walk)
Moulsham High School	1.7 miles (drive)
Great Baddow High School	2.0 miles (drive)

Distances are approximate, taken from Google maps.

CHELMSFORD CITY





TO MAKE A RESERVATION

01245 266 980

chelmsford@mccartneyestateagents.co.uk

Brodie Property Group Ltd, 8 High Street, Brentwood, Essex, CM14 4AB

Tel: +44 (0)1277 366275 Email: info@brodiegroup.com

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