

CHELMSFORD

HYLANDS

VIEW





# PERFECTLY POSITIONED



Hylands View offers a bespoke collection of seven 2 bed and two 1 bed apartments, each with a modern, open plan layout and a traditionally designed exterior. Each resident will benefit from their own private parking space with the facility of electric charging ports. This private community is just a short walk from the vibrant, Chelmsford City Centre which benefits from direct links to London with plenty of retail, restaurant and entertainment opportunities.



MODERN  
LIVING

CLASSIC  
DESIGN



Computer Generated Images are indicative only.

HYLANDS VIEW

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# CLOSE TO NATURE



# STEEPED IN HERITAGE

Giving these beautiful apartments their name, Hylands Park is on your doorstep, the perfect retreat from the buzz of the city. With 574 acres of historic parkland and a grade II listed, Neo-Classical villa, you can soak up the wealth of heritage Chelmsford has to offer. Dating back almost 300 years, the park and house have been shaped by each owner according to their taste and the fashion at the time.

Not only is the park open to the general public, but many events are held in the grounds, including weddings, festivals, exhibitions and flower shows.



# WELL CONNECTED

# CONNECTED



Westfield, Stratford City



Liverpool Street



London City Airport



Stansted Airport



**30 MINS** ——— **LIVERPOOL STREET** ——— **58 MINS**  
**27 MINS** ——— **STRATFORD** ——— **49 MINS**  
**12 MINS** ——— **SHENFIELD** ——— **13 MINS**

Take advantage of this fantastic location, perfect for commuters, trains run from Chelmsford to London Liverpool Street as many times as 6 per hour, taking just 30 minutes for you to reach the UK's capital.



**35 MINS** ——— **LDN SOUTHEND AIRPORT** ——— **76 MINS**  
**35 MINS** ——— **LDN STANSTED AIRPORT** ——— **60 MINS**  
**52 MINS** ——— **LDN CITY AIRPORT** ——— **66 MINS**

As well as Chelmsford City on your doorstep, the A12 connects you to Southend Airport, Stansted Airport and London City Airport. Each offer an array of different travel opportunities.



# RETAIL PARADISE



One of the UK's newest cities, Chelmsford has plenty to offer when it comes to retail.

Continued investment into the city means it is better served than ever before, with a fully pedestrianised high street, linking the two indoor malls and the new Bond Street development, bringing in brands like John Lewis, Foyles and Tag Heuer. After a long day of retail therapy, sit back and relax in one of the many stylish bars or catch a film at the new Everyman Cinema complex.



# PLACES TO INDULGE

Not only does Chelmsford City have a unique café culture, providing caffeinated delights and an excuse to meet friends and family and indulge in a slice of cake, but offers plenty of quirky cocktail bars, ale houses and a large array of restaurants.

Whether catching a quick bite to eat before the theatre or making a night of it, you will always find the perfect place to socialise.



# LEISURE WITH YOUR LIFESTYLE

Chelmsford boasts numerous sporting facilities, whether you are a keen swimmer, an avid cricket fan or like a flutter on the horses, there is so much to do in this exciting city. If you like the more relaxed approach, residents can benefit from the luxurious golf course located on the same road as your new home, practice your swing or pick up a new hobby, all experience levels are welcome. Widford Rd is also home to a the prestige preparatory school Widford Lodge where traditional values are at the core of the school.





# STYLISH SPECIFICATION

## KITCHENS

All kitchens are expertly designed and finished to the highest standard, fitted with modern units and integrated appliances. Every detail has been considered in the building of the heart of your new home.

Gloss white and matt grey kitchen units, finished with Corian worktops

Toughened glass splashback and up-stands

Quality integrated appliances

Fridge/freezer

Double oven

Cooking hob

Extraction fan

Washer/dryer machine

Dishwasher

## LIVING SPACES

Designed with modern living in mind, each apartment is open-plan and spacious, allowing plenty of natural light to flood in, creating somewhere relaxing and inviting at the end of a long day.

Internal painted grey, solid oak doors

Contemporary spotlights

Laminated wooden flooring

Bespoke square-edged skirting boards

Double Glazing

Mezzanine floor with balcony rails  
(1 bedroom apartments only)

## EXTERNAL FINISHES

Solid bold and secure front door

Classy and simple green landscaping

Parking bay with electric charging point



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# IT'S ALL IN THE DETAIL

## BATHROOMS & ENSUITES

All bathrooms are fitted with a modern, quality suite, incorporating stainless steel fittings and fixtures. The perfect place to wash away the days' stresses and indulge in some pampering.

- Fully tiled designed with a feature wall
- Spotlights
- Wall-hung sinks
- Quality toilet and bath tub
- High grade silver shower mixer tap
- Contemporary glass shower screen
- Wet room (En Suites only)
- White vertical blinds

## FINISHING TOUCHES

- Internal solid oak doors
- Brushed silver door handles
- Bespoke square-edge skirting boards

## STYLISH BEDROOMS

Each bedroom benefits from fitted carpet, blinds and decorated in a neutral colour palette providing a perfect backdrop for personalisation to create your own bespoke haven.

- Carpeted flooring
- Bespoke square-edged skirting boards

## TECHNOLOGY & WARRANTIES

- Build-Zone approved (NHBC Equivalent)
- Gas and electricity smart meters
- Smart thermostat
- Super fast broadband
- Ariston heating system
- Ariston boiler
- New 125-year lease
- Central heating

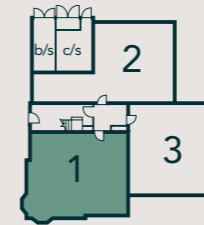


CHELMSFORD

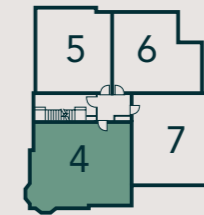
# HYLANDS

## VIEW

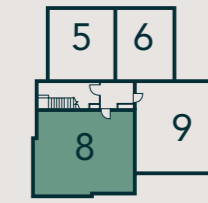
Apartments at Hylands View offer contemporary layouts with generous, open-plan living areas and private garden or balcony spaces. Kitchens are stylish and fully fitted with modern units and integrated appliances. Each apartment boast a parking bay with the facility of an electric charging point.



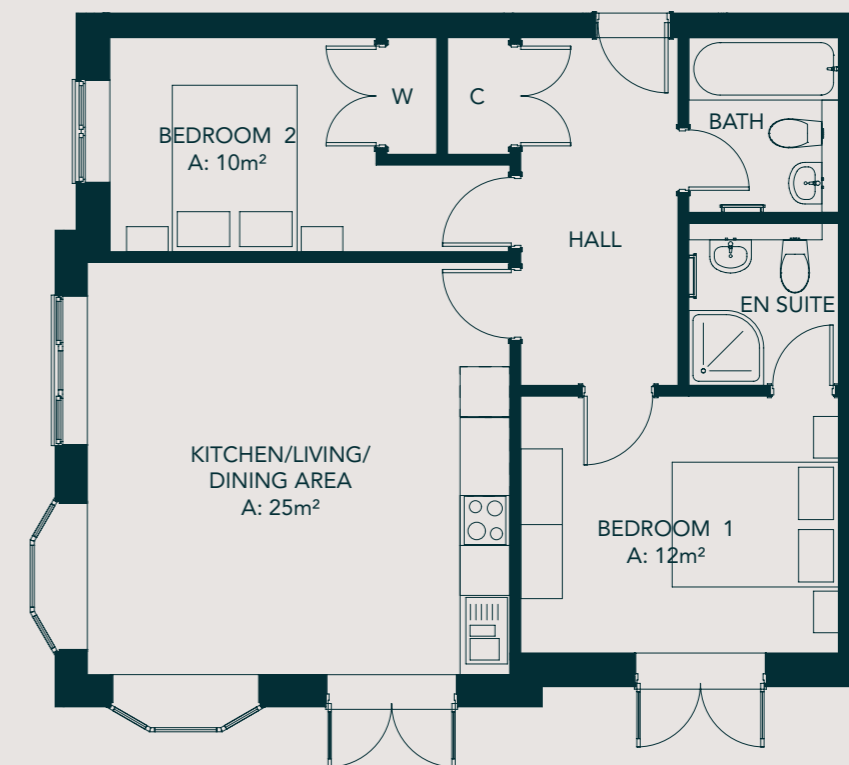
GROUND FLOOR



FIRST FLOOR

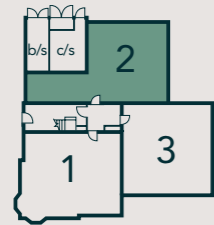


SECOND FLOOR

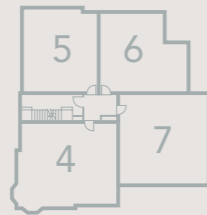


PLOT 1 (GROUND FLOOR)  
 PLOT 4 (FIRST FLOOR)  
 PLOT 8 (SECOND FLOOR)

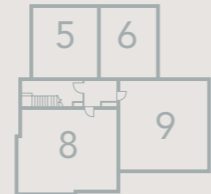
Kitchen layout and doors shown above are to plot 1 only. Plot 4 and plot 8 will differ slightly, please speak to your sales advisor for more information. All room dimensions are given in metres squared and are between finished plastered faces. Dimensions are the maximum dimensions. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for apartment specific details on floorplans, window locations and parking details. This brochure does not form part of any contract.



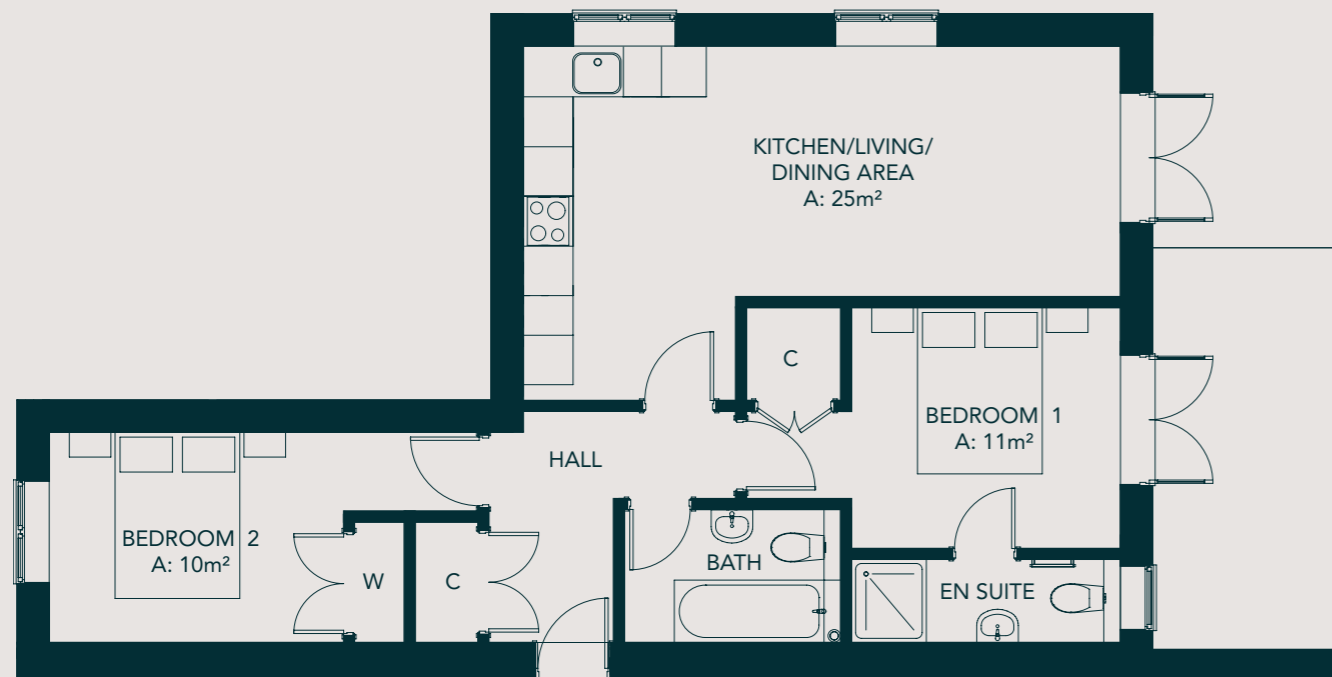
GROUND FLOOR



FIRST FLOOR

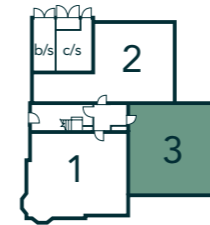


SECOND FLOOR

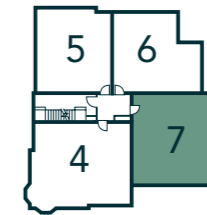


PLOT 2 (GROUND FLOOR)

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GROUND FLOOR



FIRST FLOOR

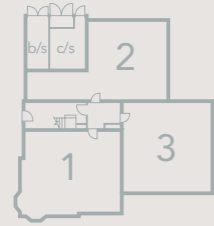


SECOND FLOOR

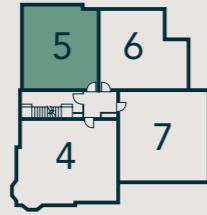


PLOT 3 (GROUND FLOOR)  
PLOT 7 (FIRST FLOOR)  
PLOT 9 (SECOND FLOOR)

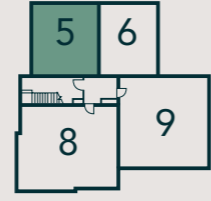
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

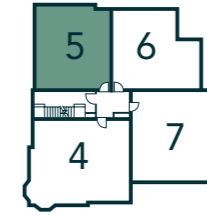


PLOT 5 (FIRST FLOOR)

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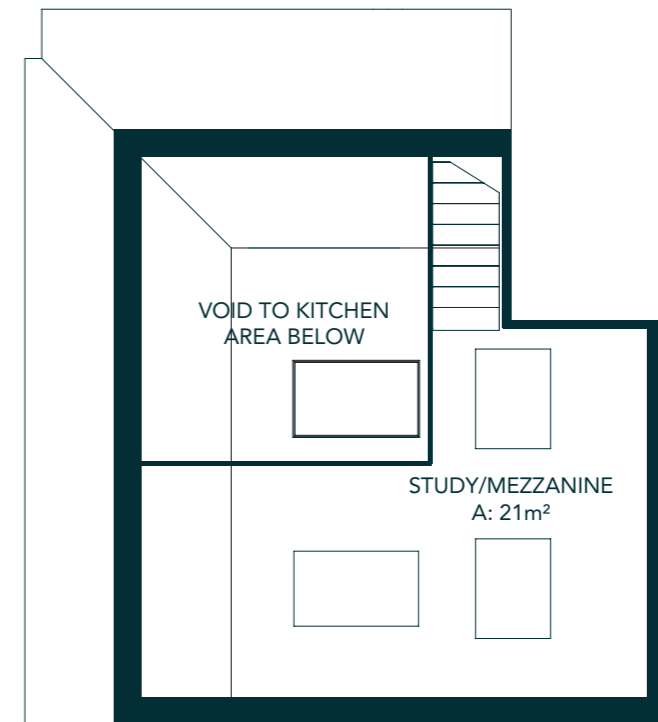
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

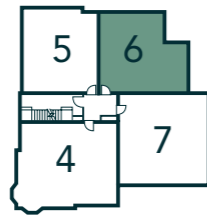


PLOT 5 MEZZANINE (SECOND FLOOR)

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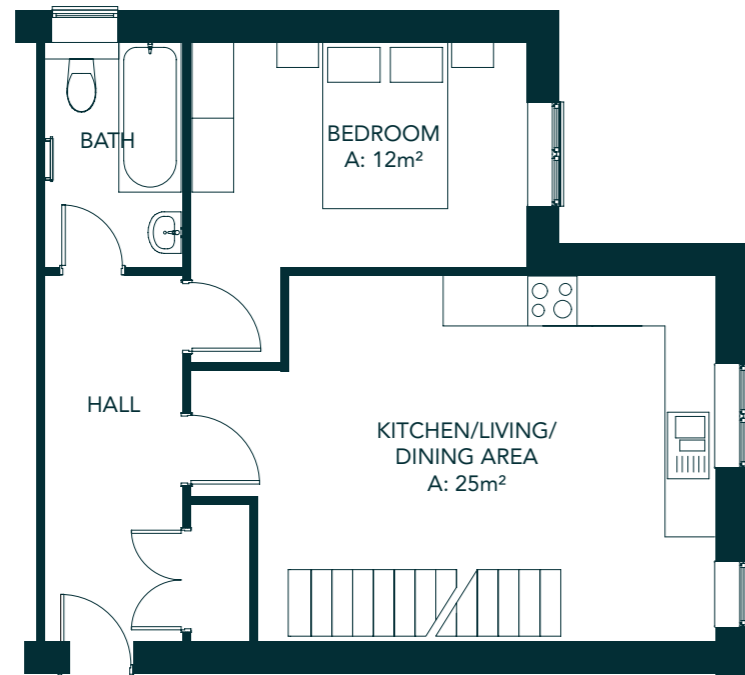
GROUND FLOOR



FIRST FLOOR

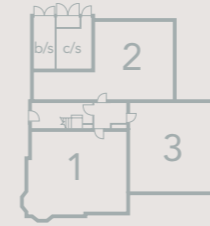


SECOND FLOOR

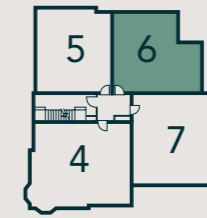


PLOT 6 (FIRST FLOOR)

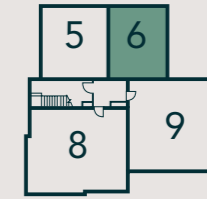
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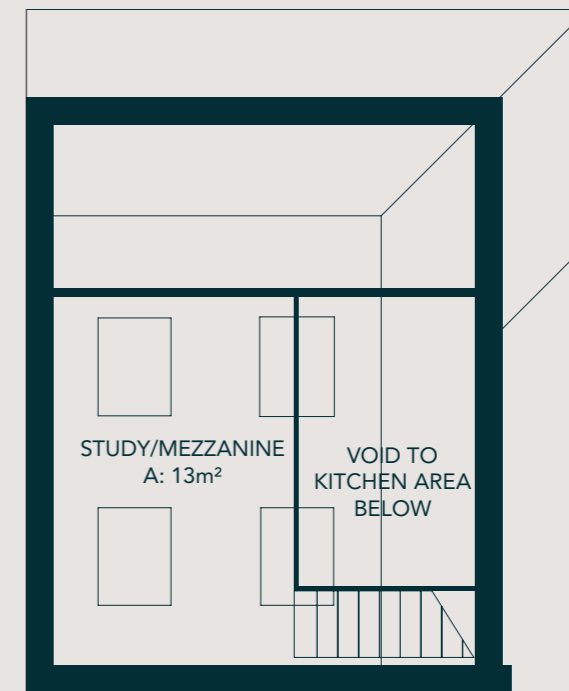
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



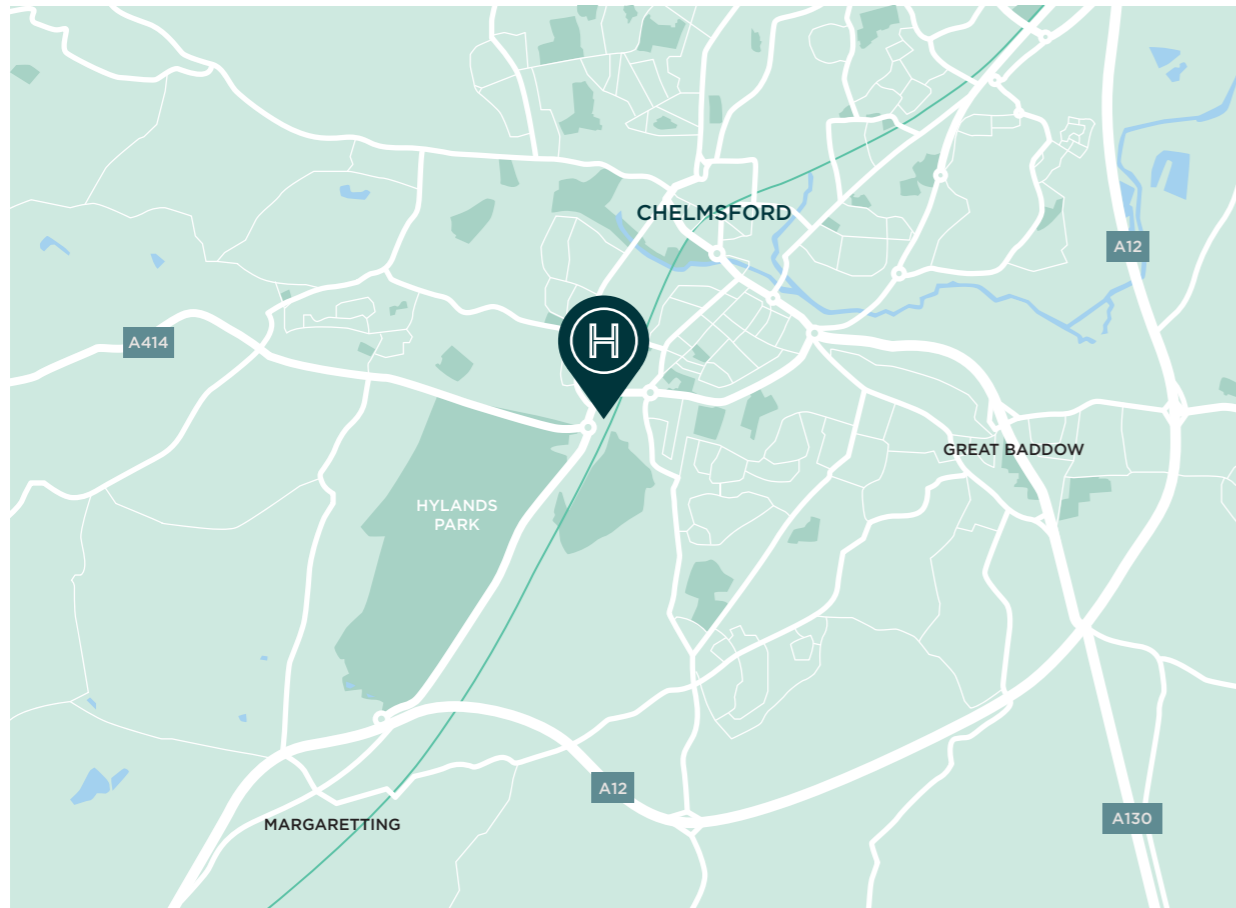
PLOT 6 MEZZANINE (SECOND FLOOR)

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89 WIDFORD ROAD | CHELMSFORD | ESSEX | CM2 8SY

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. This brochure does not form part of any contract and is for information purposes only.

  
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# PROPERTEERS®

— you share your property...we share our expertise —

