



**Aspyre – Chelmsford**  
Plot 100, 1 bedroom Maisonette, Navigation Court

**Taylor  
Wimpey**





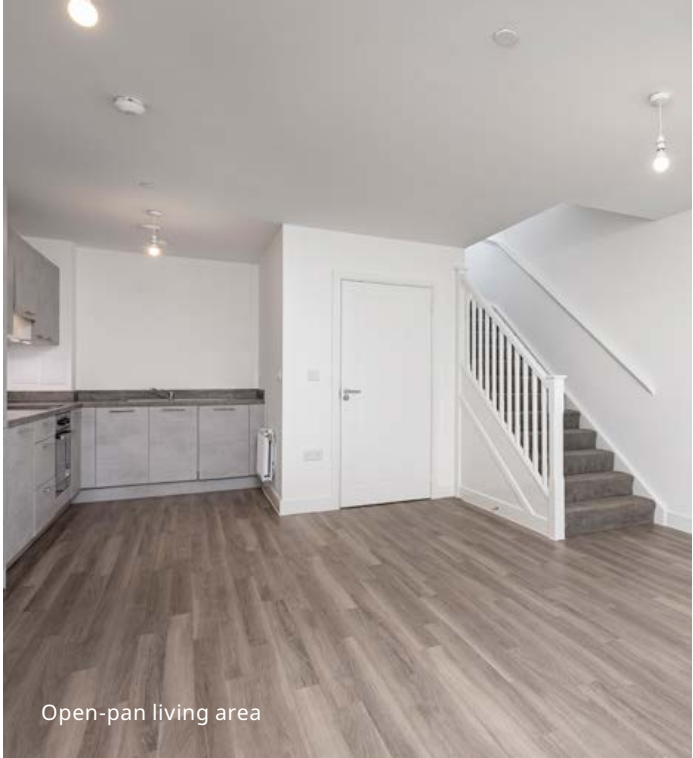
Allocated parking



Bedroom

# Aspyre

Located by the waterside in Chelmsford, Aspyre offers the best of modern living, where residents can escape the buzzing city and retreat into nature. Aspyre is a commuter's dream, being a short distance away from excellent road and rail links, as well as direct services to London Liverpool Street. Close by are a variety of leisure, nightlife and shopping opportunities, where independent shops and well-known restaurants sit side by side.



Open-pan living area



A riverside development

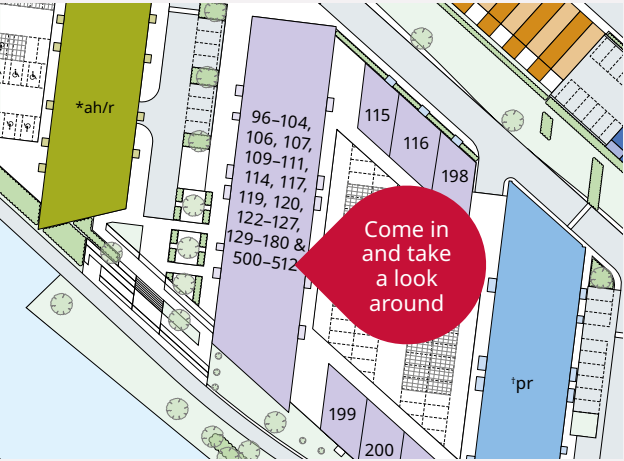


Private entrance

## Plot 100

### A 1 BEDROOM MAISONETTE SPLIT ACROSS 2 FLOORS

This maisonette features an open-plan kitchen/living/dining area on the ground floor and on the first floor you will find the bedroom and the dedicated study.



Lower floor



Upper floor

- Ready for immediate occupation
- Located on the banks of the River Chelmer with great links to London
- 15-minute walk to Chelmsford Rail Station\*
- A short walk to bars, restaurants and shops in the city centre
- 5-minute walk to Tesco supermarket\*
- Fully integrated kitchen
- 2-year Taylor Wimpey warranty
- 10-year NHBC warranty
- Allocated parking included

### APARTMENT DIMENSIONS

<b>Kitchen/Living/Dining Area</b> 7.02m × 4.66m max 23'0" × 15'3" max		<b>Bedroom 2</b> 3.57m × 1.82m    11'7" × 6'0"	
<b>Bedroom 1</b> 4.66m × 2.77m    15'3" × 9'1"		<b>Total Area</b> 66 sq m                      710 sq ft	

\*Distances and walking times taken from google.co.uk/maps and are approximate only. Normal Taylor Wimpey terms and conditions apply. Images used for illustrative purposes only. Images may include optional upgrades at additional cost. \*Distances and walking times taken from google.co.uk/maps and are approximate only. Prices correct at time of going to press. Please speak to our Sales Executives regarding the tenure of our new homes. Floor plan and development plan are guides only and may be subject to change. For exact plot specification, details of external and internal finishes, dimensions, floor plan and site plan differences consult our Sales Executives. December 2023.