Step into a world of brand new stunning value designer apartments moments or minutes from high end fashion, vibrant nightlife inspired eateries, diverse culture and direct transport links.
Why you should buy with Galliard

Galliard have a 25 year track record of delivering exceptional levels of quality and value in every apartment scheme they build.

The company is not only London’s largest private developer but has been pioneering ‘out of town’ residential conversions with phenomenal success for nearly two decades.

Galliard are the original, and today still remain the only developer totally committed to getting first time buyers onto the property ladder.

Rosebery House is Galliard’s latest luxury ‘get on the ladder’ or rental investment opportunity and bears all the hallmarks of a success story in a superb location – the catalyst for long term capital growth.
Chelmsford needs little introduction as a former town with a rich history dating back to Roman times - and more recently to being that of the birthplace of Marconi’s ‘wireless’ radio, with the world’s first regular wireless broadcasts for entertainment commencing in 1922.

Having been granted city status in 2012, Chelmsford is now the administrative centre of Essex, with an ever growing economy seamlessly blending with ever present reminders of its proud historic past.

Today, Chelmsford offers something for everyone and all walks of life - from acres of beautiful parkland to its thriving commercial and retail centres, and from being a principal London commuter belt haven to being a fabulous and energetic environment to live and work in.
Chelmsford has excellent transport links with direct access to the A12, A130 and A414, while being 29 minutes drive from the M11 (J7) and 18 minutes from the M25 (J28).

Rail connections are equally impressive with a 35 minute service into Liverpool Street, and from 2019, a 12 minute hop to Crossrail services from Shenfield - enabling direct travel across central London and beyond.
Chelmsford is the only city in Essex.

It is the birthplace of Marconi’s radio and home to the V Festival at Hylands Park.

The city has fast and extensive transport connections ensuring its continued growth as a business destination.

Chelmsford has a large number of City and Docklands commuters attracted by the 30-35 minute rail journey time into central London.

Chelmsford contributes £3.4 billion to the national economy.

Major employers include BAE, M&G, EV2, Amlin and The Royal Sun Alliance.

It has the busiest rail station in the east of England, with over 7 million passengers a year.

Some of the best performing schools in England and the Anglia Ruskin University are located in Chelmsford.

Chelmsford’s workforce is highly skilled and growing at a faster rate than the national average.

The city is seeing multi-million expansion in its retail sector, with an ongoing regeneration masterplan anchored by major brands including John Lewis, Tag Heuer and L’OCCITANE.

Chelmsford is ranked as one of the best places to live in Britain by the Halifax ‘Quality of Life’ survey.

Chelmsford holds the prestigious Purple Flag for excellent management of its city centre at night - further enhancing its vibrant nightlife and evening economy.

Chelmsford has a thriving economy with over 11,000 businesses generating some 80,000 jobs.

Chelmsford going places

The centre of Essex
Landmark regeneration adjacent to Rosebery House

A changing cityscape

The new £120 million John Lewis and 300,000 sqft Bond Street retail and leisure development are projected to see spending increase by 27% in Chelmsford - elevating the City to a ‘premium major centre’.

Chelmsford is also set to benefit from a brand new leisure complex with planning submitted for construction of the site of the existing Riverside Ice & Leisure Centre. The new complex would deliver a 10 lane swimming pool with teaching pools and flume, a 120 station gym and health & fitness facilities - all within 10 minutes walk of your luxury apartment at Rosebery House.
Features & specifications include:

- Choice of studio & 1 bedroom apartment styles.
- Luxurious specifications throughout, including oak plank-effect Amtico (or similar) click flooring to living/dining and hall areas.
- Fully-fitted contemporary grey tone carpet to bedrooms.
- Designer kitchens with electric integrated appliances and re-constituted stone worktops.
- Stylishly appointed bath and shower rooms with large format wall and floor tiling and mirrored inset oak lined alcoves with feature LED downlighting.
- Lift servicing all apartment levels.
- Audio/video entryphone security to each apartment.
- Secure courtyard parking (limited and at additional cost).

Rosebury House offers a collection of superb value studio and 1 bedroom apartments each available with Help to Buy.
Each apartment at Rosebery House will be finished and furnished to Galliard Homes’ exacting detail and refined, luxurious specification.
Designer kitchens will feature concealed handle units, LED strip underlighting, integrated microwave, ceramic hob, fridge and slimline dishwasher.
Principal bedrooms will have fully fitted grey tone carpets and built in wardrobe with satin white sliding doors.
Apartment plans are intended to be correct prior to design changes. Room dimensions are approximate and should be used as a guide only. Total areas are accurate to within 1%. 

**STUDIO & 1 BEDROOM APARTMENTS**

- **105**
  - Studio Apartment
  - Total area: 30.6 sq.m. (330 sq.ft)
  - Living area: 4.2 x 3.4m (13'8" x 11'2")
  - Bedroom: 2.8 x 3.2m (9'2" x 10'6")

- **106**
  - Studio Apartment
  - Total area: 31.3 sq.m. (337 sq.ft)
  - Living area: 4.5 x 3.5m (14'8" x 11'5")
  - Bedroom: 3.4 x 2.5m (11'2" x 8'2")

- **108**
  - Studio Apartment
  - Total area: 31.0 sq.m. (334 sq.ft)
  - Living area: 4.5 x 3.5m (14'8" x 11'5")
  - Bedroom: 3.4 x 2.5m (11'2" x 8'2")

- **109**
  - 1 Bed Apartment
  - Total area: 30.7 sq.m. (331 sq.ft)
  - Living area: 4.3 x 4.6m (14'0" x 15'0")
  - Bedroom: 2.5 x 3.4m (8'2" x 11'2")

- **110**
  - 1 Bed Apartment
  - Total area: 34.2 sq.m. (368 sq.ft)
  - Living area: 4.3 x 4.6m (14'0" x 15'0")
  - Bedroom: 2.5 x 3.4m (8'2" x 11'2")

- **110**
  - Studio Apartment (with mirrored layouts)
  - Total area: 31.3 sq.m. (337 sq.ft)
  - Living area: 3.7 x 3.7m (12'1" x 12'1")
  - Bedroom: 2.5 x 3.3m (8'2" x 10'0")

- **108**
  - Studio Apartment
  - Total area: 30.6 sq.m. (330 sq.ft)
  - Living area: 4.2 x 3.4m (13'8" x 11'2")
  - Bedroom: 2.8 x 3.2m (9'2" x 10'6")
GENERAL
- Walls paint finish in light grey matt.
- Ceiling paint finish in white matt.
- Satin white door linings, skirtings & architraves.
- Oak plank-effect click flooring (Amtico or similar) throughout.
- Internal doors in satin white finish.
- Polished stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed LED line energy downlighting with white bezels.
- Terrazza & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room Sky+ enabled.
- Thermostatically controlled electric space heating via flat panel heaters to all rooms.
- Double glazing throughout.
- Video entryphone system to each apartment.

KITCHENS
- Grey base unit doors, white wall unit doors all with concealed handle design.
- Grey reconstituted stone worktops with grooved drainer.
- White glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include: Combination microwave oven, Two ring ceramic hob, Re-circulating cooker hood, Fridge with ice box, Slimline dishwasher.

SERVICES CUPBOARD
- Free standing washer/dryer.
- Built-in light if applicable.

BATHROOMS/SHOWER ROOM
- White bathroom suite featuring shower tray or steel bath to be specified, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm white marbled porcelain fully tiled walls.
- Large format 600 x 600mm white marbled porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/hose mixer/shower set with wall mounted fixed shower head and separate hand shower.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

BEDROOMS
- Built-in wardrobe to master bedrooms with satin white sliding doors and oak timber veneer interiors.
- Terazza & satellite TV, FM radio and telephone sockets.

COMMUNAL AREAS
- Fully tiled communal entrance foyer.
- Carpeted lobbies, stairs and common corridors.
- Private residents’ lift.
- Low energy wall lighting.
- Secure cycle store.

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Galliard Homes reserve the right to alter any specifications and floor plan layouts without prior notice. All journey times and walking distances stated are approximate, source google.com, thetrainline.com and crossrail.co.uk. Interior images are of a similar Galliard development. All imagery and artwork contained in this brochure is subject to copyright owned by Galliard Homes and cannot be reproduced in any way without prior written consent.