



APARTMENTS

# Rosebery House

CHELMSFORD • CM2 6JE

MARCH 2020





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.



EAST APARTMENTS





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.

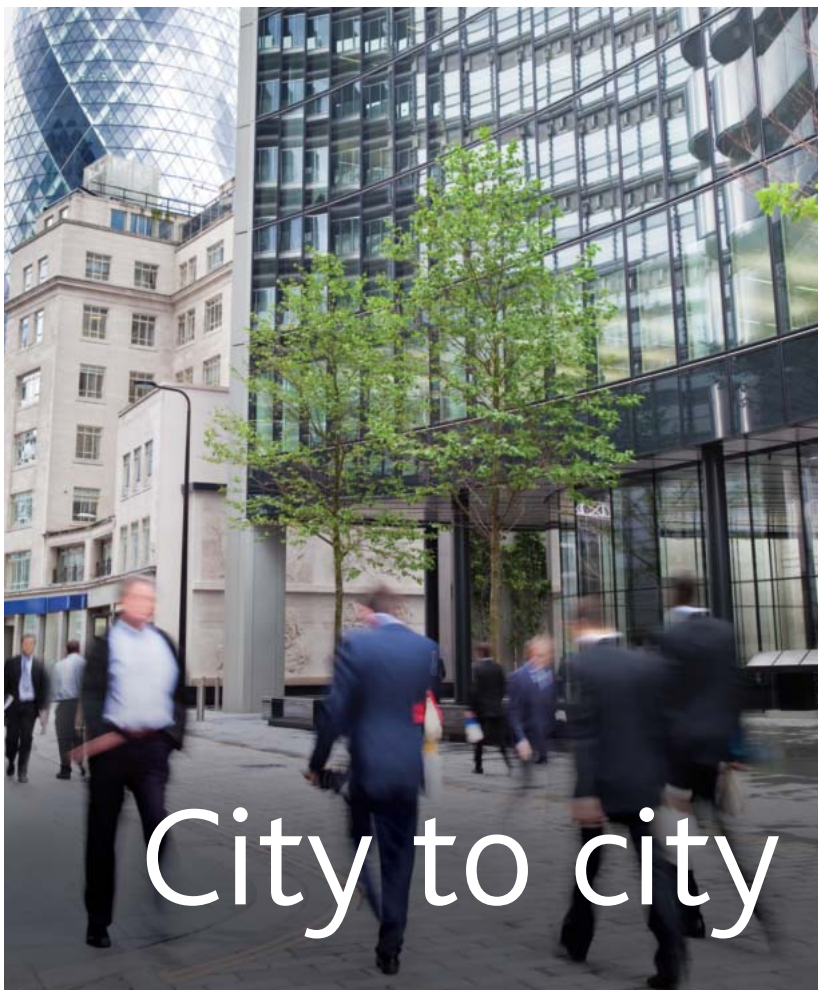
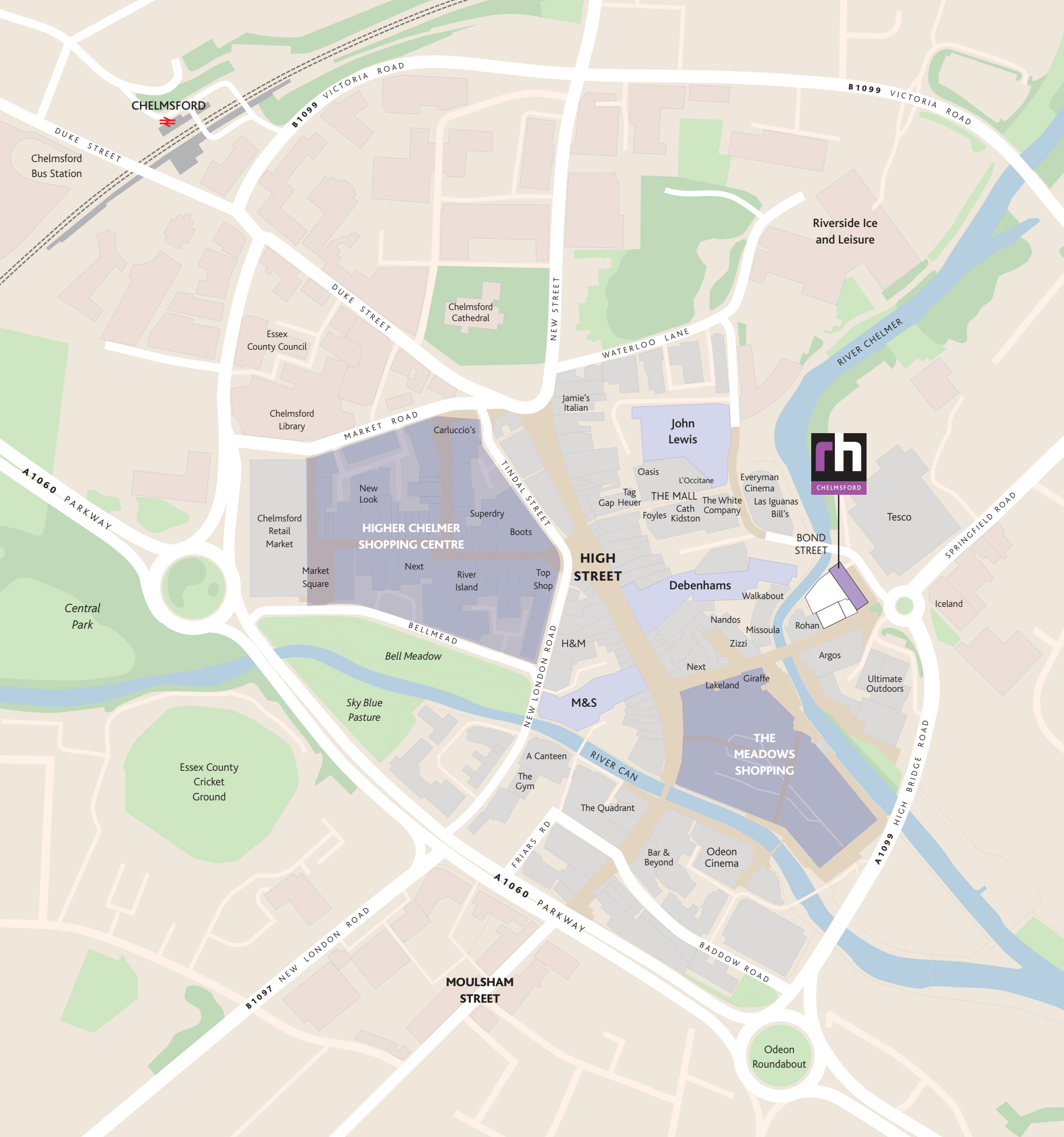
Having been granted city status in 2012, Chelmsford is now the administrative centre of Essex, with an ever growing economy seamlessly blending with ever present reminders of its proud historic past.

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.



Living amid culture & character





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.



City to city in 35 minutes





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



- 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 going places

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



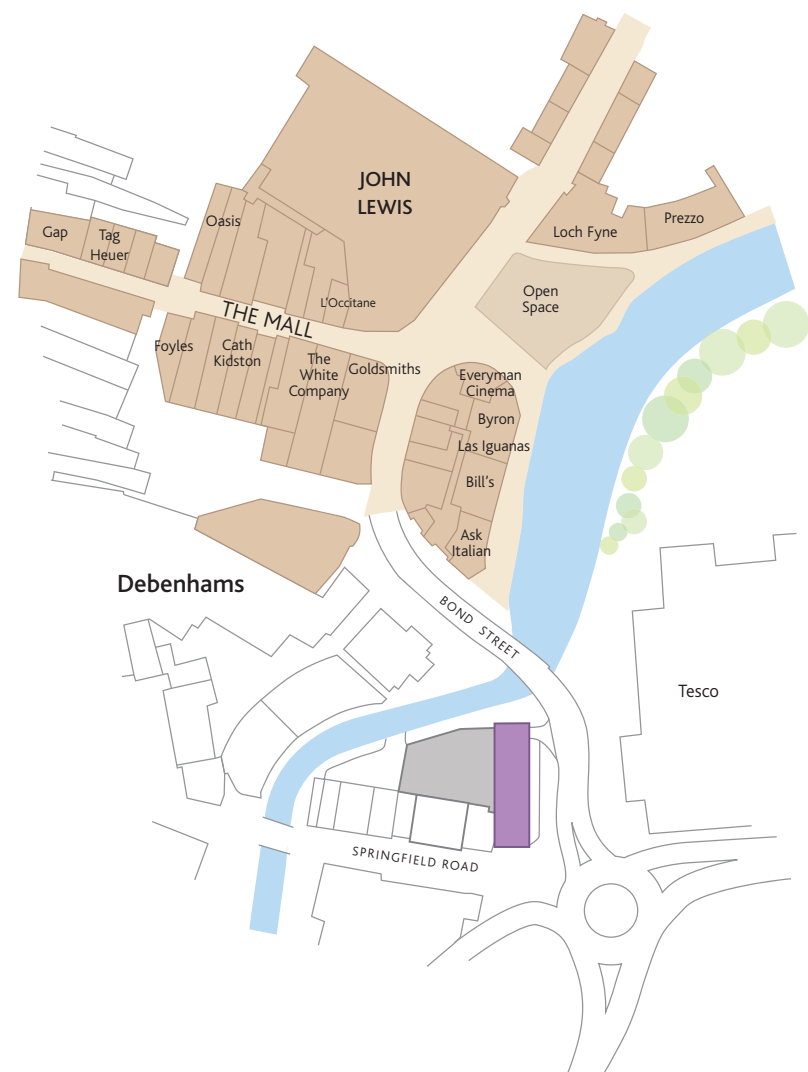
The centre of Essex



# 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.



Landmark regeneration adjacent to Rosebery House



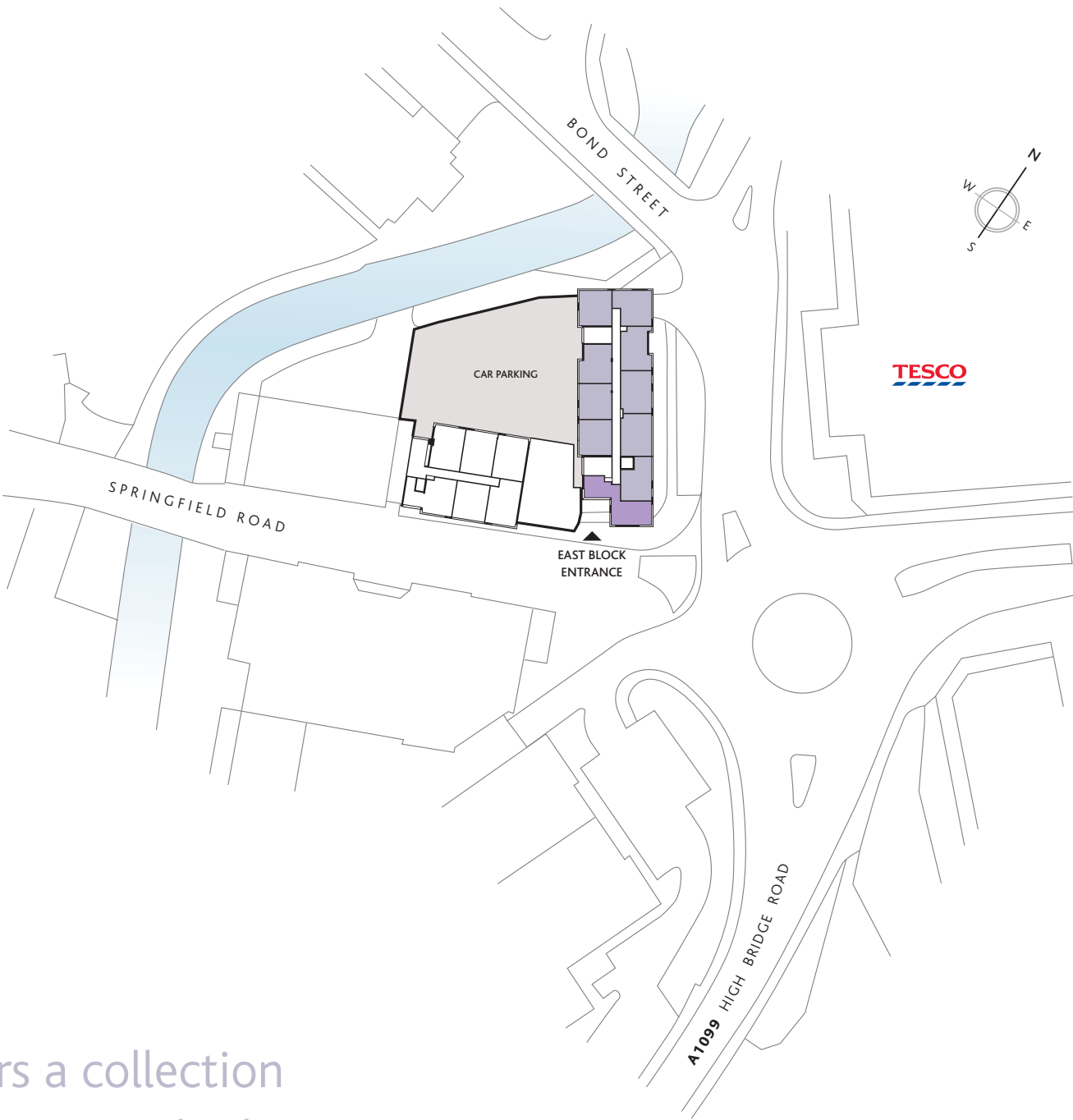
# Rosebery House - the development

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).



Rosebery House



Rosebury House offers a collection of superb value studio, 1 & 2 bedroom apartments each available with Help to Buy.



- 43 1 bed apartments
- 5 2 bed apartments





Each apartment  
at Rosebery House will  
be finished and  
furnished to Galliard  
Homes' exacting detail  
and refined, luxurious  
specification.



Images are of a show suite at a  
similar Galliard development

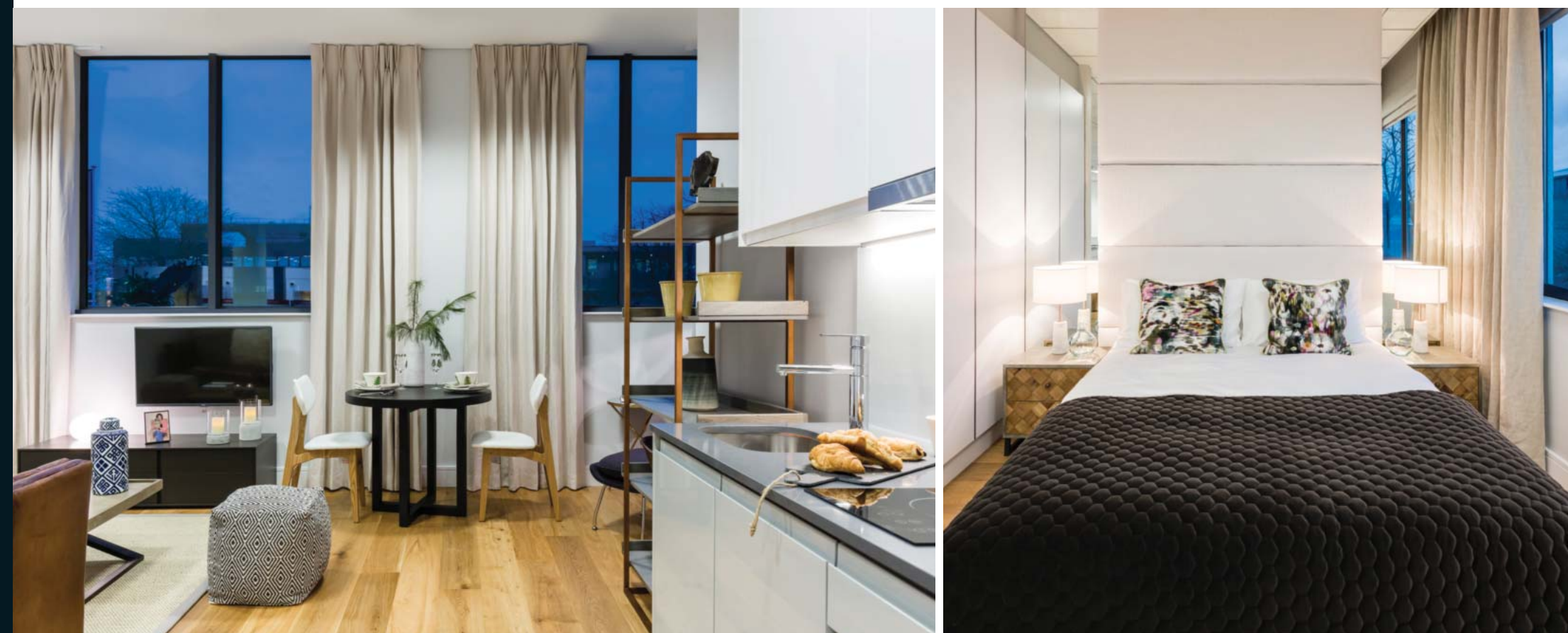








Designer kitchens will feature concealed handle units, LED strip underlighting, integrated microwave, ceramic hob, fridge and slimline dishwasher.



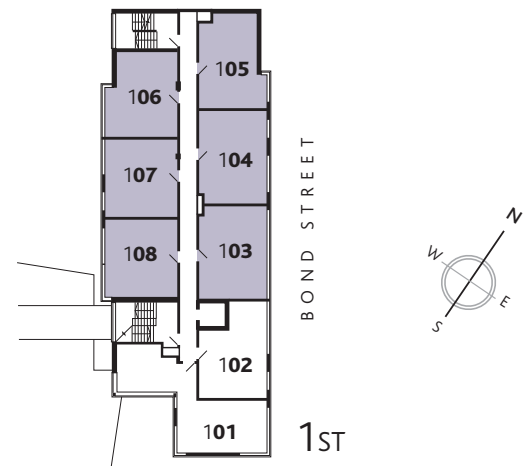




Principal bedrooms will have fully fitted grey tone carpets and built in wardrobe with satin white sliding doors.







STUDIO APARTMENT	Total area:	
105	30.6 sq.m.	329 sq.ft



1 BED APARTMENT	Total area:	
107	30.7 sq.m.	330 sq.ft
108	30.8 sq.m.	331 sq.ft
209	30.7 sq.m.	330 sq.ft
210	30.7 sq.m.	330 sq.ft
309	30.7 sq.m.	330 sq.ft
310	30.7 sq.m.	330 sq.ft
409	30.8 sq.m.	331 sq.ft
410	30.8 sq.m.	331 sq.ft
509	30.7 sq.m.	330 sq.ft
510	30.3 sq.m.	326 sq.ft



1 BED APARTMENT	Total area:	
207	30.2 sq.m.	325 sq.ft
307	30.2 sq.m.	325 sq.ft
407	30.3 sq.m.	326 sq.ft
507	30.2 sq.m.	325 sq.ft



1 BED APARTMENT	Total area:	
103	33.4 sq.m.	359 sq.ft
203	33.4 sq.m.	359 sq.ft
303	33.4 sq.m.	359 sq.ft
403	33.4 sq.m.	359 sq.ft
503	33.4 sq.m.	360 sq.ft
(Handed)	Total area:	
104	32.5 sq.m.	350 sq.ft
204	32.5 sq.m.	350 sq.ft
304	32.5 sq.m.	350 sq.ft
404	32.5 sq.m.	350 sq.ft
504	32.3 sq.m.	348 sq.ft



STUDIO APARTMENT	Total area:	
106	31.2 sq.m.	336 sq.ft
208	31.4 sq.m.	338 sq.ft
308	31.4 sq.m.	338 sq.ft
408	31.4 sq.m.	338 sq.ft
508	31.2 sq.m.	336 sq.ft

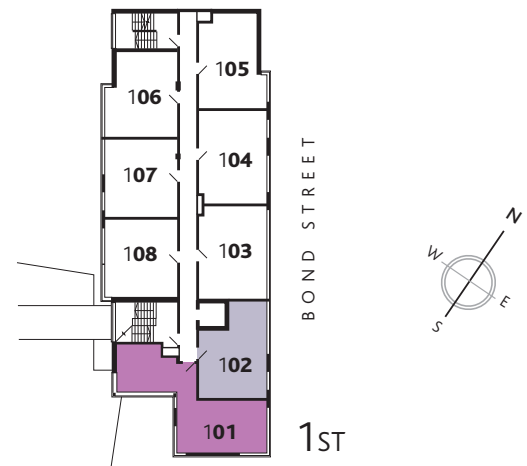


1 BED APARTMENT	Total area:	
205	31.5 sq.m.	339 sq.ft
305	31.4 sq.m.	338 sq.ft
405	31.5 sq.m.	339 sq.ft
505	31.5 sq.m.	339 sq.ft



## STUDIO & 1 BEDROOM APARTMENTS





1 BED APARTMENT	Total area:	
102	30.6 sq.m.	329 sq.ft
202	30.9 sq.m.	333 sq.ft
302	30.9 sq.m.	333 sq.ft
502	30.8 sq.m.	332 sq.ft

1 BED APARTMENT	Total area:	
402	31.0 sq.m.	334 sq.ft



1 BED APARTMENT	Total area:	
206	32.8 sq.m.	353 sq.ft
306	32.8 sq.m.	353 sq.ft
406	32.8 sq.m.	353 sq.ft
506	32.7 sq.m.	352 sq.ft



2 BED APARTMENT	Total area:	
101	41.1 sq.m.	442 sq.ft
201	41.1 sq.m.	442 sq.ft
301	41.0 sq.m.	441 sq.ft
401	41.2 sq.m.	443 sq.ft
501	41.0 sq.m.	441 sq.ft



## 1 & 2 BEDROOM APARTMENTS



GENERAL

- Walls paint finish in light grey matt.
- Ceilings 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 low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket 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 re-constituted 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.
- Bulkhead light if applicable.

BATHROOM/SHOWER ROOM

- White bathroom suite featuring shower tray or steel bath as applicable, 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/shower mixer diverter 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 or free standing wardrobe where applicable.
- Terrestrial & satellite TV, FM radio and telephone sockets.

COMMUNAL AREAS

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



Galliard Homes' associated mortgage specialists

Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

[www.visionaryfinance.co.uk](http://www.visionaryfinance.co.uk)  
+44(0) 207 100 4754



Galliard Homes' official letting and management agents

LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

[www.liferesidential.co.uk](http://www.liferesidential.co.uk)  
+44(0) 208 896 9990



Galliard Homes' furniture solution specialists

New Concept Furnishings can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

[www.newconceptfurnishings.com](http://www.newconceptfurnishings.com)  
+44(0) 208 502 3308



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