

The background of the image is a server room. Numerous fiber optic cables are visible, some of which are glowing with a bright, ethereal light, creating a complex web of light trails. The cables are connected to server racks, which are partially visible in the foreground and background. The overall atmosphere is futuristic and high-tech, with a cool color palette dominated by blues, greys, and the bright orange of the text.

**west14**

CEDAR AVENUE CHELMSFORD

Internally and externally West 14 will live up to your expectations. With the town centre on your doorstep and a 6 minute walk to Chelmsford rail station it ticks all the right location boxes too!



**west14**  
CEDAR AVENUE CHELMSFORD

 **Chelsteenhomes**

The computer generated illustration is drawn from plans and is indicative only of how the completed development will appear.



## The Area

### APPROXIMATE JOURNEY DISTANCES AND TIMES

- Chelmsford town centre : 0.5 miles (11 minutes walk)
- Chelmsford rail station : 0.3 miles (6 minutes walk)
- Chelmsford bus station : 0.2 miles (4 minutes walk)
- M25 Junction 28 : 13.9 miles
- Stansted airport : 19.1 miles

- Southend airport : 20.1 miles
- Colchester : 24.9 miles
- Romford : 18.2 miles
- Journey time from Chelmsford rail station to London Liverpool Street : 38 minutes

Distances : Google maps  
Train times : National Rail Enquiries



# The Town

1. County Hotel
2. Broomfield Road
3. Co-operative store
4. Civic Centre
5. Civic Theatre
6. Tesco Express store
7. Chelmsford Bus station
8. Anglia Ruskin University
9. Chelmsford rail station
10. Marks & Spencer store
11. Duke Street
12. Chelmsford cathedral
13. County Hall
14. Chelmsford library
15. Chelmsford market
16. High Chelmer shopping centre
17. The Meadows shopping centre
18. Proposed John Lewis store
19. Riverside Leisure Centre
20. Riverside Retail Park





Chelmsford. A city for all seasons





Chelmsford with its new city status goes from strength to strength offering home owners a unique combination of 'City Life' with the freedom of the open countryside. There are few places that can boast a 35 minute train journey time to central London and yet be within touching distance of some of the country's most appealing and picturesque rural towns and villages. Due to its transport links, Chelmsford has long been home to many large companies and is seen as a major employment area within the region It also has an excellent range of local schools catering for all ages.

For those leisure enthusiasts the city has much to offer including 2 theatres (The Civic and Cramphorn) a museum, multi-plex cinema and various beautiful parks and nature reserves including the 500 acre Hylands Park, home not only to the neo classical 'Hylands House' but also the enormously popular annual 'V' Festival.

The city is of course home to the county cricket team and also offers indoor and outdoor swimming pools, rugby, football, ice skating, bowling and hockey as well as a host of health and fitness centres. There are also a range of top quality golf courses and country clubs close by.

If shopping is your thing then Chelmsford has some of the best facilities in the County with 3 retail parks (Riverside, Homelands and Chelmer Village) and 2 indoor shopping centres (High Chelmer and the Meadows) both of these include numerous boutique stores, bars, cafes and restaurants. Earlier this year work started on a new city centre retail park to be home to a new John Lewis department store a new cinema as well as dozens of new shops and restaurants.

West 14 offers a great opportunity to be at the heart of a vibrant City that's on the move.



**APARTMENT 1**

Lounge/Dining	10'2" x 15'3"	3.12m x 4.69m
Kitchen	10'11" x 7'6"	3.34m x 2.29m
Bedroom One	9'8" x 14'6"	2.99m x 4.43m
Bedroom Two	7'6" x 10'7"	2.31m x 3.26m
Bathroom		

**APARTMENT 3**

Lounge/Dining	14'9" max x 11'9" max	4.50m max x 3.60m max
Kitchen	7'11" x 9'6"	2.42m x 2.89m
Bedroom One	11'1" x 14'1"	3.39m x 4.29m
En-suite shower room		
Bedroom Two	9'1" x 11'1"	2.78m x 3.41m
Bathroom		

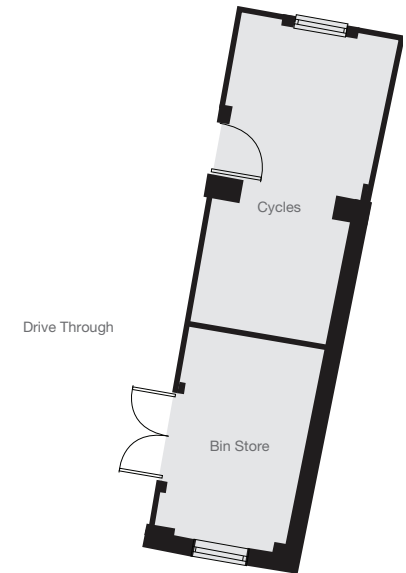
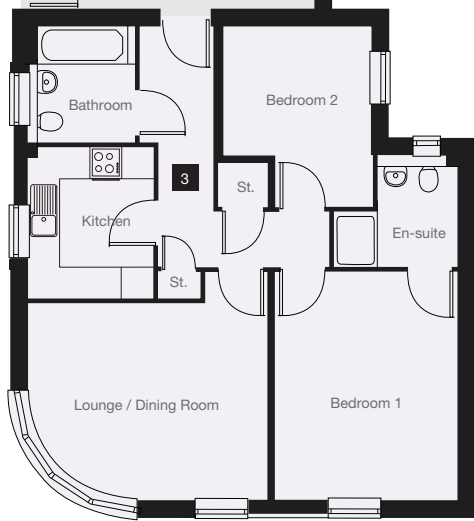
**APARTMENT 2**

Lounge/Dining	11'1" (av) x 14'6"	3.40m (av) x 4.45m
Kitchen	8'9" (av) x 7'6"	2.70m (av) x 2.32m
Bedroom	10'2" x 12'7"	3.11m x 3.87m
Bathroom		

**APARTMENT 4**

Lounge/Dining	14'3" x 13'3" max	4.35m x 4.05m max
Kitchen	6'6" x 10'11"	2.03m x 3.34m
Bedroom One	10'6" x 13'7" (av)	3.25m x 4.15m (av)
En-suite shower room		
Bedroom Two	9'3" x 12'6" (av)	2.84m x 3.82m (av)
Bathroom		

Ground floor apartments



Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Final room dimensions may vary. Measurements shown in metric and imperial.





**APARTMENT 5**

Lounge/Dining	11'7" x 13'10"	3.57m x 4.23m
Kitchen	11'5" x 7'0"	3.49m x 2.14m
Bedroom	11'2" x 10'1"	3.44m x 3.08m
Bathroom		

**APARTMENT 6**

Lounge/Dining	12'2" x 11'4"	3.72m x 3.50m
Balcony		
Kitchen	8'1" x 10'4"	2.49m x 3.20m
Bedroom One	11'0" x 11'4"	3.36m x 3.49m
En-suite shower room		
Bedroom Two	7'6" x 10'2"	2.31m x 3.13m
Bathroom		

**APARTMENT 7**

Lounge/Dining	10'11"(av) x 14'9"	3.33m(av) x 4.50m
Balcony		
Kitchen	8'9"(av) x 7'4"	2.68m(av) x 2.26m
Bedroom	10'4" x 13'0"	3.18m x 3.97m
Bathroom		

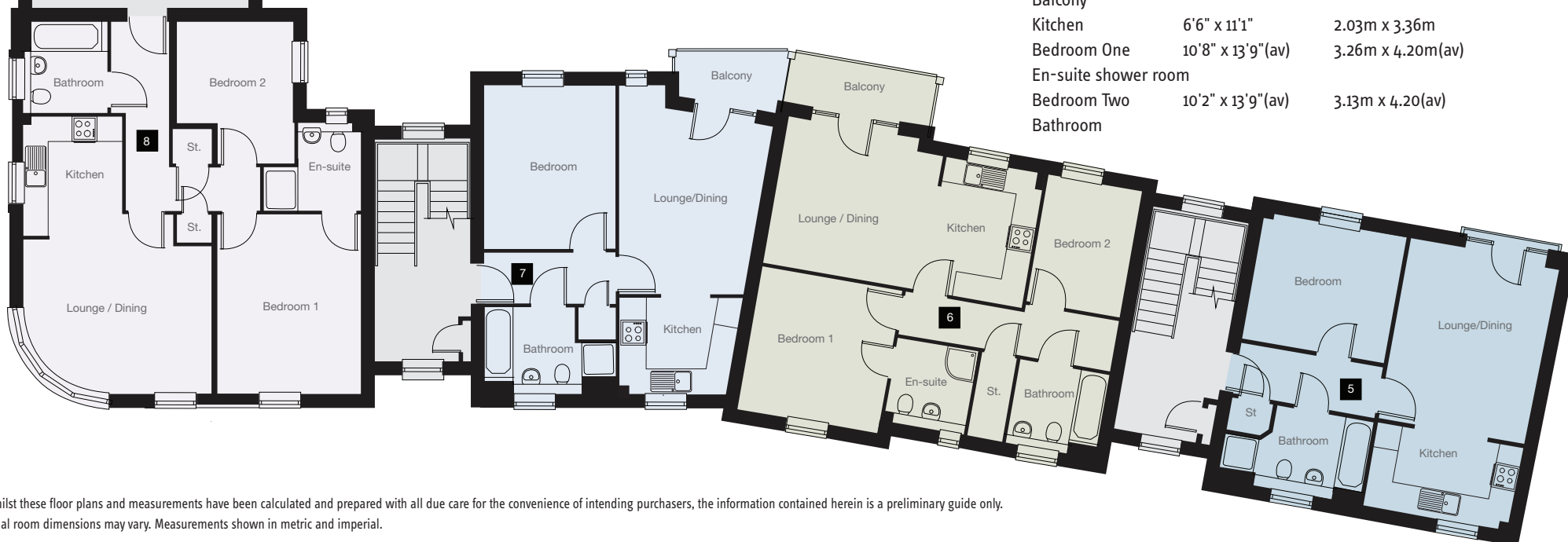
**APARTMENT 8**

Lounge/Dining	14'10"max x 14'2"max	4.52m max x 4.32m max
Kitchen	7'10" x 7'7"	2.41m x 2.33m
Bedroom One	11'1" x 14'9"	3.38m x 4.32m
En-suite shower room		
Bedroom Two	9'1" x 11'2"	2.76m x 3.39m
Bathroom		

**APARTMENT 9**

Lounge/Dining	14'2" x 13'2"max	4.33m x 4.05m max
Balcony		
Kitchen	6'6" x 11'1"	2.03m x 3.36m
Bedroom One	10'8" x 13'9"(av)	3.26m x 4.20m(av)
En-suite shower room		
Bedroom Two	10'2" x 13'9"(av)	3.13m x 4.20(av)
Bathroom		

First floor apartments



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## Second Floor

### APARTMENT 10

Lounge/Dining	11'8" x 13'10"	3.57m x 4.23m
Kitchen	11'4" x 7'0"	3.49m x 2.14m
Bedroom	11'2" x 10'10"	3.44m x 3.08m
Bathroom		

### APARTMENT 12

Lounge/Dining	10'11"(av) x 14'9"	3.33m(av) x 4.50m
Balcony		
Kitchen	8'8"(av) x 7'4"	2.68m(av) x 2.26m
Bedroom	10'4" x 13'0"	3.18m x 3.97m
Bathroom		

### APARTMENT 11

Lounge/Dining	12'2" x 11'4"	3.72m x 3.50m
Balcony		
Kitchen	8'1" x 10'4"	2.49m x 3.20m
Bedroom One	11'0" x 11'4"	3.36m x 3.49m
En-suite shower room		
Bedroom Two	7'6" x 10'2"	2.31m x 3.13m
Bathroom		

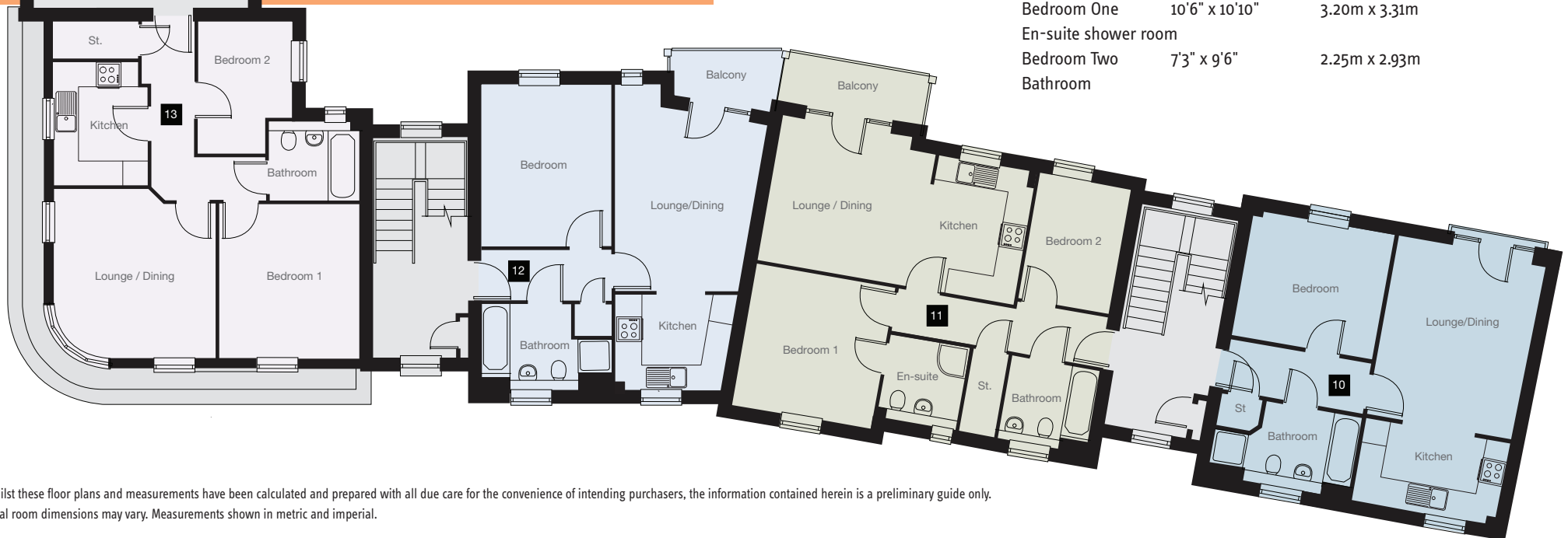
### APARTMENT 13

Lounge/Dining	12'11"max x 13'3"max	3.93m max x 4.06m max
Kitchen	7'3" x 9'10"	2.24m x 2.99m
Bedroom One	10'11" x 12'3"	3.33m x 3.73m
Bedroom Two	7'3" x 10'6"	2.24m x 3.23m
Bathroom		

### APARTMENT 14

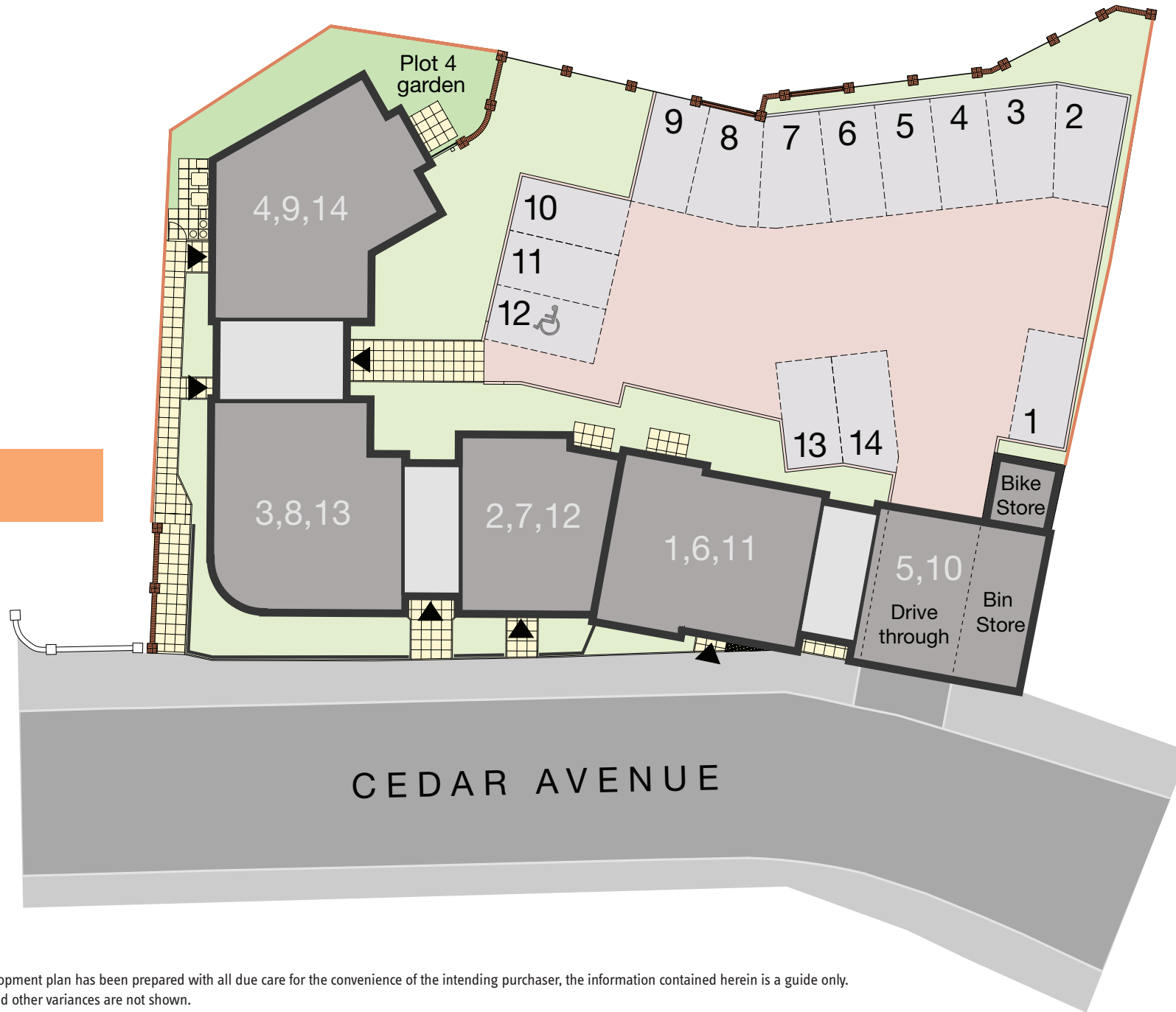
Lounge/Dining	11'8" x 13'4"max	3.57m x 4.08m max
Balcony		
Kitchen	6'10" x 11'0"	2.13m x 3.37m
Bedroom One	10'6" x 10'10"	3.20m x 3.31m
En-suite shower room		
Bedroom Two	7'3" x 9'6"	2.25m x 2.93m
Bathroom		

## Second floor apartments



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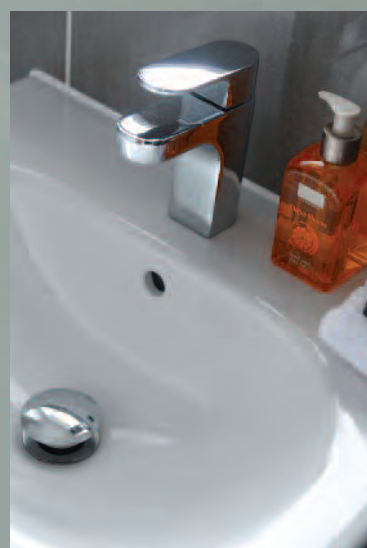
Site plan



Whilst this development plan has been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a guide only. Ground levels and other variances are not shown.



a perfect blend of stylish and practical



## Specification

### KITCHENS

- Range of modern fully fitted kitchens
- Integrated NEFF appliances including stainless steel oven and ceramic (quicklight) hob with stainless steel splash back
- Integrated fridge freezer and washer dryer (A++ rated)
- Ceramic floor tiling from Porcelanosa

### BATHROOMS AND EN-SUITE SHOWERS

- White sanitary ware from Rocca Nexo range
- Chrome taps and fittings
- Mains pressure thermostatic controlled showers
- Concealed cisterns
- Ceramic wall and floor tiling from Porcelanosa

### HEATING AND HOT WATER

- High efficiency gas boiler with thermostatically controlled radiators
- Immersion back up for hot water
- Dual fuel heated towel rails to bathrooms and en-suite shower rooms

### ELECTRICAL

- TV and BT points to lounge and all bedrooms
- Communal satellite and terrestrial TV aerial systems supplied
- Chrome electrical fittings to kitchens, bathrooms and en-suite shower rooms

- Under pelmet lighting to kitchens
- Chrome recessed spot lights to bathrooms and en-suite shower rooms
- Smoke detectors
- Communal lighting to parking area
- Low energy outside light fitting to all balconies and external front doors

### INTERNAL FINISHES

- All walls and ceilings skimmed prior to decorating
- Ash veneer internal doors with chrome door handles
- Skirtings and architraves in gloss white finish with jasmine white walls and white ceilings
- Aluminium clad timber windows and patio doors

### EXTERNAL FEATURES

- Communal gardens turfed and landscaped
- One parking space per dwelling
- Automated entrance barrier to communal parking area (remotely controlled)
- Communal refuse and cycle stores
- Audio entry phone system
- Photovoltaic roof panels
- NHBC 10 Year Buildmark Warranty
- CFSH Code 3 Compliant

West 14: for best results enjoy with friends and family





Manor Farm at Beyton, Suffolk



Manor Farm at Beyton, Suffolk



Triangle Place at Heybridge, Essex



Kings Reach at Wickford

Chelsteen Homes have been building high quality new homes throughout Essex, Suffolk and Cambridgeshire for over 30 years.

We develop a broad range of properties from first time buyer homes to large executive houses all with the passion and creativity you would expect from a 'niche' housebuilder.

We have a small professional team, many of whom have worked for the Company for years. We use traditional methods of construction and always try to use locally sourced materials and local tradesmen where possible.

Over the years, we have developed a reputation for providing well designed, high specification homes built to an excellent standard of finish.

For further information about our current and past developments, please visit our website [www.chelsteen.co.uk](http://www.chelsteen.co.uk).



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Details in the brochure were correct at time of going to press.

Chelsteen Homes reserves the right to alter elevations, specification, design and layout as necessary without notice.