



VICTORIA HOUSE

CHELMSFORD CITY CENTRE
111 LUXURY
1 & 2 BED APARTMENTS





DISCOVER ULTIMATE MODERN LIVING.

**A STUNNING DEVELOPMENT OF 111
LUXURY APARTMENTS LOCATED IN
CHELMSFORD'S BUSTLING CITY CENTRE.**

Designed with meticulous attention to detail, these apartments provide elegant design and high specification throughout.

With an enviable central location and contemporary open-plan design, you'll enjoy generous proportions and high-quality finishes, providing you with the perfect space to call home.

Experience the pinnacle of modern luxury living at Dorset and Victoria House, where you can enjoy the perfect balance of comfort, style, and convenience in the heart of the City.



FINISHED TO AN EXCEPTIONAL STANDARD

The internal design has been meticulously crafted to meet the needs of contemporary lifestyles - with a focus on luxury fixtures, sleek interiors, and cohesive designs.

All apartments boast spacious open plan layouts that maximize space and light, providing an ideal environment for relaxation, entertainment, or everyday living.

Featuring superior quality finishes with fully integrated modern kitchens, Smeg appliances, quality wood flooring, and video entry systems, Dorset and Victoria House offers an exceptional living experience suited for modern-day living.



SPECIFICATIONS

General

- Open plan living area
- Sleek electric panel heating
- Smooth plastered high ceilings
- Quality wood scratch resistant flooring throughout
- USB sockets in master bedroom and kitchen
- Hik Vision door entry intercom system
- Advantage 10 year structural warranty
- Private gardens and balconies to selected plots

Kitchen

- Dust Grey Lucente High gloss handleless kitchen cabinets
- Quartz Carrara stone worktops with 100mm splash back
- Integrated Smeg appliances including: washer/dryer, fridge/freezer, oven, hob and extraction hood
- Stainless steel sinks and taps
- LED light strip under the top units

Bathroom

- Fully tiled floor and walls
- Quality white bathroom suites
- Luxurious large square shower head
- Large mirror with LED strip lighting around
- Stainless steel sinks and taps
- Heated towel radiator

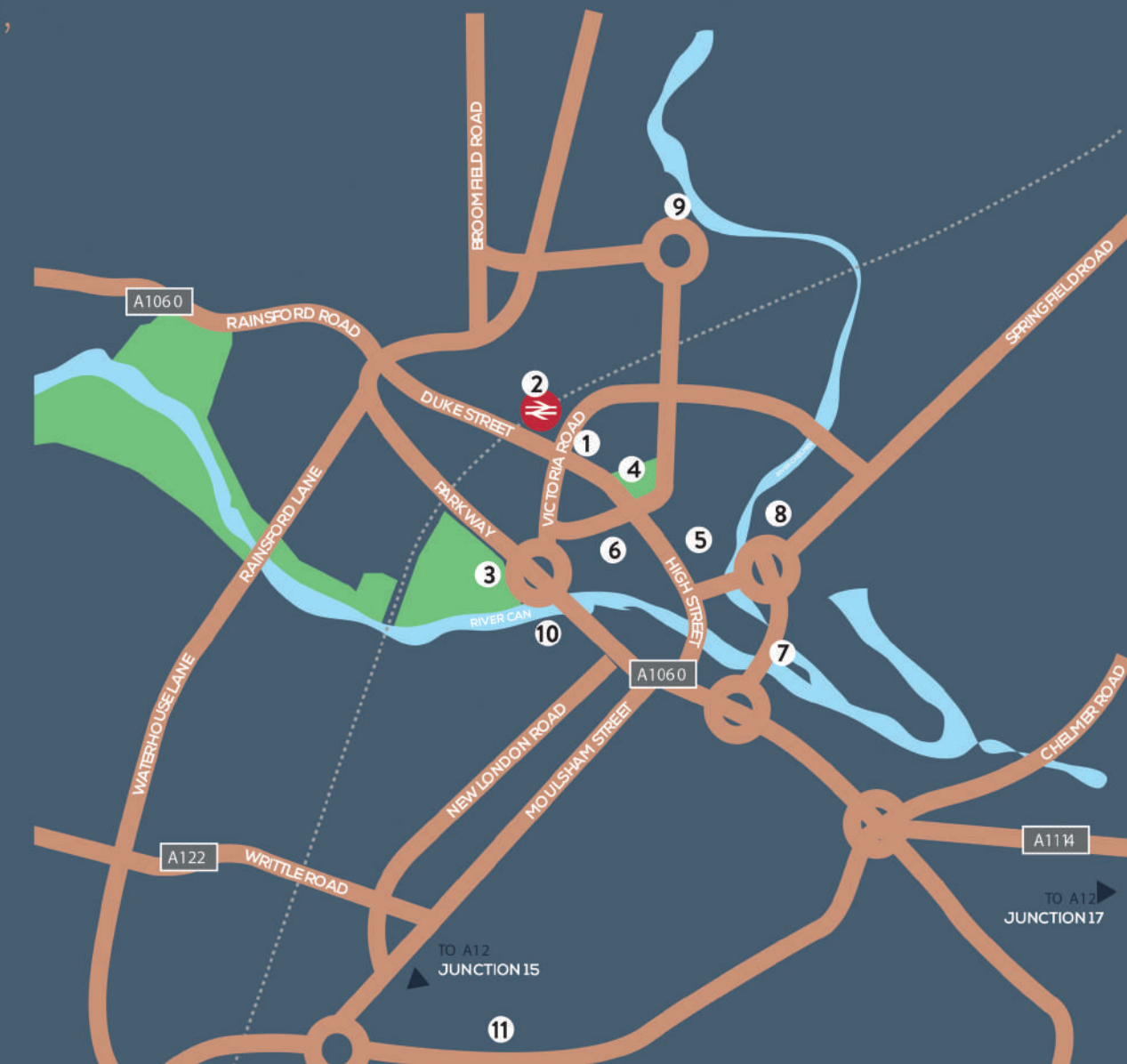
Other

- Secure indoor Cycle Storage
- Parking available to purchase
- Beautifully landscaped grounds



DORSET & VICTORIA
HOUSE

A FANTASTIC CENTRAL LOCATION,
BOASTING AN EXCEPTIONAL ARRAY OF
LOCAL AMENITIES IN CLOSE PROXIMITY,
INCLUDING SHOPPING, DINING,
ENTERTAINMENT, PARKS AND
TRANSPORT LINKS.



- 1 VICTORIA AND DORSET HOUSE
- 2 CHELMSFORD RAILWAY STATION
- 3 CENTRAL PARK
- 4 CHELMSFORD CATHEDRAL
- 5 BOND STREET & HIGH STREET SHOPPING STREETS
- 6 HIGH CHELMER SHOPPING CENTRE
- 7 THE MEADOWS SHOPPING CENTRE
- 8 TESCO SUPERSTORE
(THERE ARE MANY LOCAL GROCERIES INCLUDING TESCO, M&S AND CO-OP)
- 9 ARU UNIVERSITY
- 10 ESSEX COUNTY CRICKET CLUB
- 11 CHELMSFORD MUSEUM

HIGH STREET &
BOND STREET
SHOPPING AREA'S

6 MINUTE
WALK



CHELMSFORD
RAILWAY STATION

3 MINUTE
WALK



LOCATION

A FANTASTIC CITY.

With its prime location connecting it to the capital while also offering a vibrant food scene, bustling shopping hub, and diverse nightlife that includes sleek bars, live music, and jam-packed theatre programmes, Chelmsford is more than just a London commuter town!

Located amidst the picturesque Essex countryside and along the River Can, it serves as the perfect starting point for exploring the beauty of the English outdoors while still enjoying the convenience of having restaurants and entertainment right at your doorstep. Regardless of the time of year, there is always something to enjoy for you, your family, and your friends in this historic city.

Dorset and Victoria House's prime location at the entrance to the city centre, adjacent to the mainline railway station, provides excellent transportation links and easy access to key amenities. With its exceptional transport links, green spaces, and urban regeneration, living in Dorset and Victoria House in the heart of Chelmsford offers a unique opportunity to experience the best of both worlds.





LOCATION

WELL CONNECTED.

Chelmsford City is one of the principal commercial centres in Essex, located approximately 30 miles east of London. Its location makes it an ideal place to live for those who want to be close to the capital while enjoying a more relaxed and peaceful lifestyle.

The city is served by the Chelmsford mainline railway station, providing regular and direct service to London Liverpool Street with a fastest journey time of approximately 27 minutes. The M25 motorway can be accessed via the A12, which is just 11 miles away, making it easy to reach City airport and London Stansted airport.

37  MINS
TO
LONDON
LIVERPOOL
STREET

30  MINS
FROM
STANSTEAD
AIRPORT



LOWER GROUND FLOOR

1 BEDROOM + STUDY



APARTMENT	TYPE	SIZE (SQ FT)
B01	1 Bedroom + Balcony	503
B02	1 Bedroom + Study + Balcony	587
B03	1 Bedroom + Balcony	604
VB01	1 Bedroom + Balcony	482
VB02	1 Bedroom + Balcony	476
VB03	1 Bedroom + Balcony	482

GROUND FLOOR

1 BEDROOM + STUDY



APARTMENT	TYPE	SIZE (SQ FT)
V01	1 Bedroom + Garden	485
V02	1 Bedroom + Garden	481
V03	2 Bedroom + En-Suite + Garden	686
V04	1 Bedroom + Garden	482
V05	2 Bedroom + En-Suite + Garden	687
V06	2 Bedroom + En-Suite + Garden	705
V07	2 Bedroom + En-Suite	727
V08	1 Bedroom + Study	701
V09	2 Bedroom + En-Suite	742
V10	1 Bedroom	494
V11	2 Bedroom + En-Suite	675
V12	1 Bedroom	483
V13	2 Bedroom + En-Suite	784
V14	2 Bedroom + En-Suite	789
V15	1 Bedroom + Study + Garden	621

VICTORIA HOUSE
FIRST FLOOR

- 1 BEDROOM
- 2 BEDROOM + EN-SUITE
- 1 BEDROOM + STUDY

APARTMENT	TYPE	SIZE (SQ FT)
V16	1 Bedroom	520
V17	1 Bedroom + Study	694
V18	1 Bedroom	512
V19	2 Bedroom + En-Suite	801
V20	1 Bedroom + Study	644
V21	1 Bedroom	487
V22	1 Bedroom	483
V23	2 Bedroom + En-Suite	689
V24	1 Bedroom	505
V25	2 Bedroom + En-Suite	699
V26	2 Bedroom + En-Suite	707
V27	2 Bedroom + En-Suite	727
V28	1 Bedroom + Study	704
V29	2 Bedroom + En-Suite	745
V30	1 Bedroom	496
V31	2 Bedroom + En-Suite	677



VICTORIA HOUSE
SECOND FLOOR

- 1 BEDROOM
- 2 BEDROOM + EN-SUITE
- 1 BEDROOM + STUDY

APARTMENT	TYPE	SIZE (SQ FT)
V32	1 Bedroom	520
V33	1 Bedroom + Study	694
V34	1 Bedroom	512
V35	2 Bedroom + En-Suite	801
V36	1 Bedroom + Study	644
V37	1 Bedroom	487
V38	1 Bedroom	483
V39	2 Bedroom + En-Suite	689
V40	1 Bedroom	505
V41	2 Bedroom + En-Suite	699
V42	2 Bedroom + En-Suite	707
V43	2 Bedroom + En-Suite	727
V44	1 Bedroom + Study	704
V45	2 Bedroom + En-Suite	745
V46	1 Bedroom	496
V47	2 Bedroom + En-Suite	677



VICTORIA HOUSE
THIRD FLOOR

- 1 BEDROOM
- 2 BEDROOM + EN-SUITE
- 1 BEDROOM + STUDY

APARTMENT	TYPE	SIZE (SQ FT)
V48	1 Bedroom	520
V49	1 Bedroom + Study	694
V50	1 Bedroom	512
V51	2 Bedroom + En-Suite	801
V52	1 Bedroom + Study	644
V53	1 Bedroom	487
V54	1 Bedroom	483
V55	2 Bedroom + En-Suite	689
V56	1 Bedroom	505
V57	2 Bedroom + En-Suite	699
V58	2 Bedroom + En-Suite	707
V59	2 Bedroom + En-Suite	727
V60	1 Bedroom + Study	704
V61	2 Bedroom + En-Suite	745
V62	1 Bedroom	496
V63	2 Bedroom + En-Suite	677



VICTORIA HOUSE
FOURTH FLOOR

- 1 BEDROOM
- 2 BEDROOM + EN-SUITE
- 1 BEDROOM + STUDY

APARTMENT	TYPE	SIZE (SQ FT)
V64	1 Bedroom	520
V65	1 Bedroom + Study	678
V66	1 Bedroom	477
V67	2 Bedroom + En-Suite	734
V68	1 Bedroom	558
V69	2 Bedroom + En-Suite	707
V70	2 Bedroom + En-Suite	675
V71	1 Bedroom	501
V72	1 Bedroom	478
V73	2 Bedroom + En-Suite	680
V74	2 Bedroom + En-Suite	674
V75	1 Bedroom + Study	704
V76	2 Bedroom + En-Suite	745
V77	1 Bedroom	496
V78	1 Bedroom + Study	677



VICTORIA HOUSE
FIFTH FLOOR

- 1 BEDROOM
- 2 BEDROOM
- 1 BEDROOM + STUDY
- 2 BEDROOM + EN-SUITE
- 1 BEDROOM + EN-SUITE + STUDY

APARTMENT	TYPE	SIZE (SQ FT)
V79	1 Bedroom	457
V80	2 Bedroom	672
V81	1 Bedroom + En-Suite + Study	698
V82	2 Bedroom + En-Suite	773
V83	1 Bedroom + Study	629
V84	2 Bedroom + En-Suite	681
V85	2 Bedroom + En-Suite	744
V86	1 Bedroom	502
V87	1 Bedroom	478
V88	2 Bedroom + En-Suite	670
V89	2 Bedroom + En-Suite	658
V90	1 Bedroom + Study	692
V91	1 Bedroom + Study	801
V92	1 Bedroom	492
V93	2 Bedroom + En-Suite	705



VICTORIA HOUSE
SIXTH FLOOR

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + EN-SUITE

APARTMENT	TYPE	SIZE (SQ FT)
V94	1 Bedroom	410
V95	2 Bedroom + En-Suite + Balcony	694
V96	2 Bedroom + En-Suite + Balcony	689
V97	2 Bedroom + En-Suite	773
V98	2 Bedroom	629
V99	2 Bedroom + En-Suite	681
V100	2 Bedroom + En-Suite	743
V101	1 Bedroom	502
V102	1 Bedroom	505
V103	2 Bedroom + En-Suite	644
V104	2 Bedroom + En-Suite	657
V105	2 Bedroom + En-Suite	688
V106	2 Bedroom + En-Suite	802
V107	1 Bedroom	492
V108	2 Bedroom + En-Suite	705



EXAMPLE ONE BEDROOM APARTMENT

TOTAL GROSS AREA	48.2 SQM - 519 SQFT
BEDROOM	13.6 SQM - 146 SQFT
KITCHEN/LIVING AREA	21.7 SQM - 234 SQFT
BATHROOM	4.1 SQM - 44 SQFT



EXAMPLE TWO BEDROOM APARTMENT

TOTAL GROSS AREA	62.8 SQM - 676 SQFT
BEDROOM 1	13.1 SQM - 141 SQFT
BEDROOM 2	13.4 SQM - 144 SQFT
KITCHEN/LIVING AREA	22.1 SQM - 238 SQFT
BATHROOM	4.1 SQM - 44 SQFT



EXAMPLE TWO BEDROOM + EN-SUITE

TOTAL GROSS AREA	67.4 SQM - 725 SQFT
BEDROOM 1	15.6 SQM - 168 SQFT
BEDROOM 2	10 SQM - 108 SQFT
KITCHEN/LIVING AREA	24.3 SQM - 262 SQFT
BATHROOM 1	4.1 SQM - 44 SQFT
BATHROOM EN-SUITE	3.2 SQM - 34 SQFT



EXAMPLE TWO BEDROOM + EN-SUITE + STUDY + BALCONY

TOTAL GROSS INTERNAL AREA	81.4 SQM - 876 SQFT
BEDROOM 1	13.6 SQM - 146 SQFT
BEDROOM 2	13.3 SQM - 143 SQFT
STUDY	6 SQM - 65 SQFT
KITCHEN/LIVING AREA	33.8 SQM - 364 SQFT
BATHROOM 1	4.1 SQM - 44 SQFT
BATHROOM EN-SUITE	3.1 SQM - 33 SQFT
BALCONY	94.1 SQM - 1013 SQFT



ABOUT THE DEVELOPER.

Dorset and Victoria House Limited is part of the development group DNA UK Properties Limited. With an extensive record of completing premium projects throughout the UK, we add Dorset and Victoria House to our growing list of successful developments, which have all completed on time and are fully occupied by content buyers. Key ingredients to our successful track record are our vast development experience, impressive team of professionals and personnel, and our general can-do attitude.

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CONTACT US

 **020 3955 9877**

 **sales@dnaukproperties.co.uk**

 **www.dorsetandvictoria.co.uk**

