



WELCOME TO PARKWAY HOUSE

Situated in an enviable city centre location, just a 10 minute walk from Chelmsford's mainline station and a short stroll from the brand new Bond Street shopping development, Parkway House will be an outstanding residential development; perfect for first-time buyers and buy-to-let investors alike.



Computer generated image is indicative only.



DISCOVER A VIBRANT PLACE TO LIVE



SHOPPING, CAFÉ CULTURE, ENTERTAINMENT & LEISURE

So much and so near –
Parkway House sets new standards
for city centre living.

Bond Street, Chelmsford is home to a John Lewis department store, its first in Essex, together with 25 luxury shops, seven riverside restaurants, a five screen cinema, open space and basement car park.

For a family day out, visit Chelmsford's outstanding attractions, with history to be explored at Chelmsford Museum or watch a game of cricket at the County Ground. Take in the impressive architecture of buildings such as Chelmsford Cathedral and Shire Hall and admire the beauty of the fully restored Grade II listed Hylands House.

Get closer to nature by visiting RHS Hyde Hall, or take a stroll in one of the many parks or surrounding picturesque villages Chelmsford has on offer.

YOU'RE IN EASY REACH

— | P1 | —

Stay connected to the capital and
beyond from Parkway House.

Granted city status in 2012, Chelmsford boasts excellent transport connections with direct access to major roads including the A12, A130 and A414.

For city professionals, Chelmsford station provides direct services into Liverpool Street station with an average journey time of just 35 minutes. Chelmsford is also a 12-minute train ride from Shenfield station – the eastern Crossrail terminus – which will provide journeys directly to Canary Wharf and Bond Street in 40 and 48 minutes respectively, putting Chelmsford's residents within an hour's commute of major London business hubs.

STAYING CONNECTED



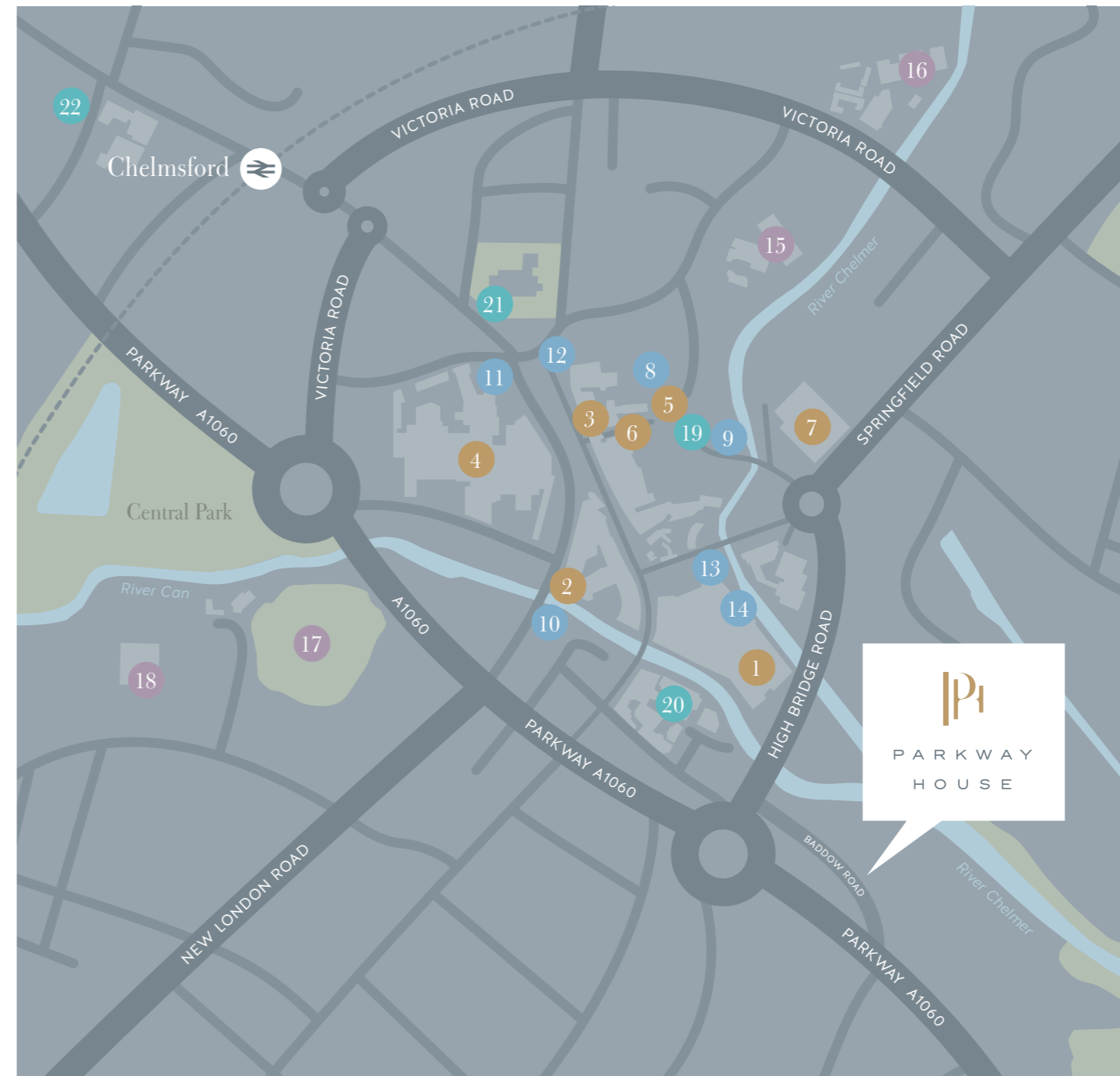
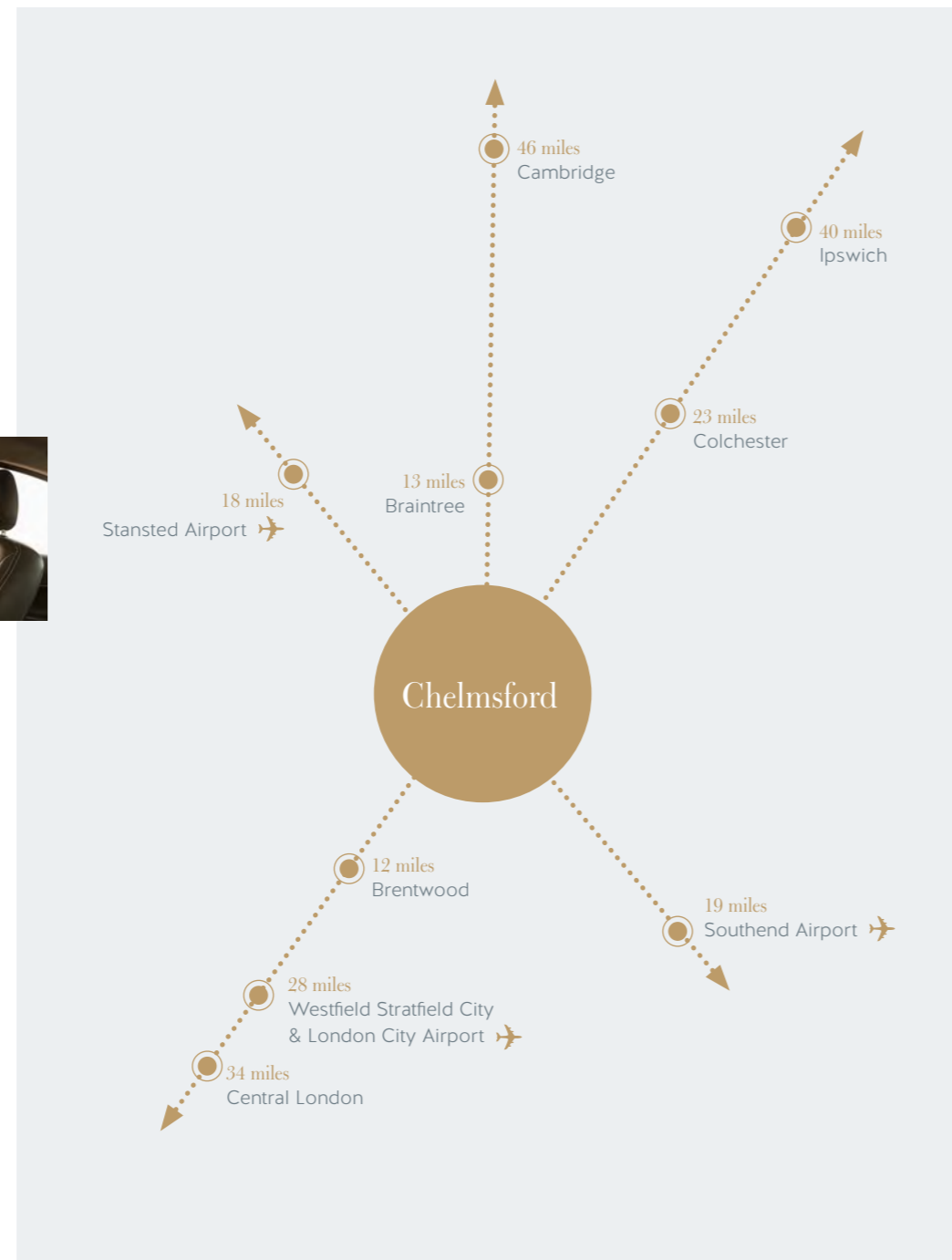
By train

- 24 mins Stratford* 🚆
- 24 mins Colchester
- 35 mins London Liverpool Street* 🚆
- 40 mins Ipswich
- 52 mins Canary Wharf 🚆
(change at Stratford)
- 56 mins Leicester Square 🚆
(change at Stratford)

By road

- 16 mins M25 (Junction 28)
- 26 mins London Southend Airport ✈️
- 26 mins Colchester
- 28 mins London Stansted Airport ✈️
- 37 mins Bluewater Shopping Centre
- 60 mins Central London

Travel times taken from National Rail and Google Maps. Distances are approximate only. *Crossrail station from 2019.



Staying local

SHOPPING

- 1 Meadows Shopping Centre
- 2 Marks & Spencer
- 3 Debenhams
- 4 High Chelmer Shopping Centre
- 5 John Lewis
- 6 Bond Street
- 7 Tesco Superstore

EATING

- 8 Loch Fyne / Prezzo
- 9 Bills Restaurant / Las Iguanas / Byron
- 10 Acanteen
- 11 Côte Brasserie / Carluccio's
- 12 Jamie's Italian
- 13 Giraffe
- 14 Wildwood

SPORTS & LEISURE

- 15 Riverside Ice & Leisure Centre
- 16 Nuffield Lesiure & Wellbeing Gym
- 17 Essex County Cricket Ground
- 18 Virgin Active

CULTURE

- 19 Everyman Cinema
- 20 Odeon Cinema
- 21 Chelmsford Cathedral
- 22 Civic Theatre



FEATURES & SPECIFICATIONS

GENERAL

- Walls and ceilings finished in white matt
- Skirtings and architraves finished in satin white
- Walnut veneer flooring to living / dining / kitchen and hall areas
 - Stainless steel door furniture
 - White finish to switches and sockets
- LED low energy down lighting in selected areas
- TV, satellite and telephone points to living room
- Thermostatically controlled heating via radiators to all rooms
 - Double glazed windows
 - Blinds
- Video entry system to each apartment
- 10 year new build warranty

KITCHEN

- Fully integrated appliances with manufacturers warranty: washing machine, fridge/freezer, ceramic hob, electric oven, microwave, extractor
 - Stainless steel sink and taps
 - LED under cabinet lighting
- Handleless high gloss wall and base units
- Composite stone worktops and upstands

BEDROOM

- Light grey carpet
- Fitted wardrobes to master bedroom*

BATHROOM

- White sanitary ware
- Chrome plated taps with handset shower
- Chrome heated towel rail
- Large ceramic tiles to wall and floor
- Shower room with frameless glass shower screen or bath with inset shower head

COMMUNAL AREAS

- Part-time concierge**
- Impressive fully tiled entrance lobby
- Carpet to stairs and communal areas
 - Lifts
- Low energy lighting
- Car parking to selected units
- Communal bicycle storage
- CCTV to internal communal parts
- Landscaped gardens

* To selected apartments only. ** Part-time concierge – please refer to sales negotiator for full details.
Photos are of previous Smith Homes developments.



Images are from a previous development by the developer.

GROUND FLOOR

Floor plan

APARTMENT 1

Living / Kitchen	6.52m x 3.85m	21'5" x 12'8"
Bedroom 1	4.72m x 2.42m	15'6" x 7'11"
Bedroom 2	3.57m x 1.94m	11'9" x 6'4"

APARTMENT 2

Living / Kitchen	6.52m x 2.76m	21'5" x 9'1"
Bedroom	3.45m x 2.40m	11'4" x 7'10"

APARTMENT 3

Living / Kitchen	6.52m x 2.55m	21'5" x 8'4"
Bedroom	3.45m x 2.37m	11'4" x 7'9"

APARTMENT 4

Living / Kitchen	7.42m x 2.56m	24'4" x 8'5"
Bedroom 1	4.46m x 2.38m	14'8" x 7'10"
Bedroom 2	4.72m x 1.60m	15'6" x 5'3"

APARTMENT 5

Living / Kitchen	5.62m x 3.79m	18'5" x 12'5"
Bedroom 1	4.01m x 2.77m	13'2" x 9'1"
Bedroom 2	3.31m x 2.80m	10'10" x 9'2"

APARTMENT 6

Living / Kitchen	4.28m x 3.74m	14'1" x 12'3"
Bedroom 1	3.88m x 3.08m	12'9" x 10'1"
Bedroom 2	3.08m x 1.90m	10'1" x 6'3"

APARTMENT 7

Living / Kitchen	5.20m x 4.31m	17'1" x 14'2"
Bedroom 1	3.57m x 3.40m	11'9" x 11'2"
Bedroom 2	3.40m x 1.91m	11'2" x 6'3"

APARTMENT 8

Living / Kitchen	5.20m x 4.02m	17'1" x 13'2"
Bedroom 1	3.40m x 2.78m	11'2" x 9'1"
Bedroom 2	3.40m x 2.24m	11'2" x 7'4"

APARTMENT 9

Living / Kitchen	5.20m x 3.96m	17'1" x 13 feet
Bedroom 1	3.39m x 2.93m	11'1" x 9'7"
Bedroom 2	3.40m x 2.29m	11'2" x 7'6"

APARTMENT 10

Living / Kitchen	4.53m x 3.99m	14'10" x 13'1"
Bedroom 1	3.39m x 2.62m	11'1" x 8'7"
Bedroom 2	2.73m x 2.25m	8'11" x 7'5"

APARTMENT 11

Living / Kitchen	5.41m x 3.59m	17'9" x 11'9"
Bedroom	3.05m x 2.40m	10'0" x 7'10"

APARTMENT 12

Living / Kitchen	5.39m x 3.93m	17'8" x 12'11"
Bedroom 1	3.72m x 2.20m	12'2" x 7'3"
Bedroom 2	3.72m x 1.51m	12'2" x 4'11"

APARTMENT 13

Living / Kitchen	5.36m x 2.74m	17'7" x 9 feet
Bedroom	3.88m x 2.38m	12'9" x 7'10"



One Bedroom Apartment
 Two Bedroom Apartment

FIRST FLOOR

Floor plan

APARTMENT 14

Living / Kitchen	6.52m x 3.87m	21'5" x 12'8"
Bedroom 1	4.72m x 2.42m	15'6" x 7'11"
Bedroom 2	3.57m x 1.61m	11'9" x 5'3"

APARTMENT 15

Living / Kitchen	6.52m x 2.76m	21'5" x 9'1"
Bedroom	3.45m x 2.40m	11'4" x 7'10"

APARTMENT 16

Living / Kitchen	6.52m x 2.55m	21'5" x 8'4"
Bedroom	3.45m x 2.41m	11'4" x 7'11"

APARTMENT 17

Living / Kitchen	7.42m x 2.56m	24'4" x 8'5"
Bedroom 1	4.46m x 2.38m	14'8" x 7'10"
Bedroom 2	4.72m x 1.60m	15'6" x 5'3"

APARTMENT 18

Living / Kitchen	5.62m x 3.79m	18'5" x 12'5"
Bedroom 1	4.01m x 2.77m	13'2" x 9'1"
Bedroom 2	3.31m x 2.77m	10'10" x 9'1"

APARTMENT 19

Living / Kitchen	4.28m x 3.74m	14'1" x 12'3"
Bedroom 1	3.88m x 3.08m	12'9" x 10'1"
Bedroom 2	3.08m x 1.90m	10'1" x 6'3"

APARTMENT 20

Living / Kitchen	5.19m x 4.17m	17'0" x 13'8"
Bedroom 1	3.57m x 3.40m	11'9" x 11'2"
Bedroom 2	3.40m x 1.91m	11'2" x 6'3"

APARTMENT 21

Living / Kitchen	5.20m x 4.12m	17'1" x 13'6"
Bedroom 1	3.40m x 2.92m	11'2" x 9'7"
Bedroom 2	3.40m x 2.24m	11'2" x 7'4"

APARTMENT 22

Living / Kitchen	5.20m x 3.82m	17'1" x 12'6"
Bedroom 1	3.39m x 2.93m	11'1" x 9'7"
Bedroom 2	3.40m x 2.29m	11'2" x 7'6"

APARTMENT 23

Living / Kitchen	4.53m x 3.99m	14'10" x 13'1"
Bedroom 1	3.39m x 2.62m	11'1" x 8'7"
Bedroom 2	2.73m x 2.25m	8'11" x 7'5"

APARTMENT 24

Living / Kitchen	3.48m x 5.14m	11'5" x 16'10"
Bedroom	3.05m x 2.40m	10'0" x 7'10"

APARTMENT 25

Living / Kitchen	3.88m x 5.39m	12'9" x 17'8"
Bedroom 1	2.20m x 3.72m	7'3" x 12'2"
Bedroom 2	1.54m x 3.72m	5'1" x 12'2"

APARTMENT 26

Living / Kitchen	5.36m x 4.12m	17'7" x 13'6"
Bedroom	3.83m x 2.38m	12'7" x 7'10"



One Bedroom Apartment
 Two Bedroom Apartment

SECOND FLOOR

Floor plan

APARTMENT 27

Living / Kitchen	6.50m x 3.86m	21'4" x 12'8"
Bedroom 1	4.72m x 2.37m	15'6" x 7'9"
Bedroom 2	3.57m x 1.92m	11'9" x 6'4"

APARTMENT 28

Living / Kitchen	6.50m x 2.76m	21'4" x 9'1"
Bedroom	3.45m x 2.42m	11'4" x 7'11"

APARTMENT 29

Living / Kitchen	6.50m x 2.51m	21'4" x 8'3"
Bedroom	3.45m x 2.42m	11'4" x 7'11"

APARTMENT 30

Living / Kitchen	7.40m x 2.56m	24'3" x 8'5"
Bedroom 1	4.46m x 2.38m	14'8" x 7'10"
Bedroom 2	4.72m x 1.60m	15'6" x 5'3"

APARTMENT 31

Living / Kitchen	5.62m x 3.79m	18'5" x 12'5"
Bedroom 1	4.01m x 2.77m	13'2" x 9'1"
Bedroom 2	3.29m x 2.77m	10'10" x 9'1"

APARTMENT 32

Living / Kitchen	4.28m x 3.74m	14'1" x 12'3"
Bedroom 1	3.08m x 3.88m	10'1" x 12'9"
Bedroom 2	3.08m x 1.90m	10'1" x 6'3"

APARTMENT 33

Living / Kitchen	5.21m x 4.17m	17'1" x 13'8"
Bedroom 1	3.57m x 3.41m	11'9" x 11'2"
Bedroom 2	3.41m x 1.91m	11'2" x 6'3"

APARTMENT 34

Living / Kitchen	5.21m x 4.11m	17'1" x 13'6"
Bedroom 1	3.41m x 2.85m	11'2" x 9'4"
Bedroom 2	3.41m x 2.25m	11'2" x 7'5"

APARTMENT 35

Living / Kitchen	5.21m x 3.87m	17'1" x 12'8"
Bedroom 1	3.39m x 2.91m	11'1" x 9'7"
Bedroom 2	3.40m x 2.30m	11'2" x 7'7"

APARTMENT 36

Living / Kitchen	4.53m x 3.99m	14'10" x 13'1"
Bedroom 1	3.41m x 2.62m	11'2" x 8'7"
Bedroom 2	2.73m x 2.25m	8'11" x 7'5"

APARTMENT 37

Living / Kitchen	5.14m x 3.40m	16'10" x 11'2"
Bedroom	3.06m x 2.40m	10'0" x 7'10"

APARTMENT 38

Living / Kitchen	5.39m x 3.88m	17'8" x 12'9"
Bedroom 1	3.72m x 2.21m	12'2" x 7'3"
Bedroom 2	3.72m x 1.55m	12'2" x 5'1"

APARTMENT 39

Living / Kitchen	5.29m x 4.12m	17'4" x 13'6"
Bedroom	3.83m x 2.43m	12'7" x 8'0"



One Bedroom Apartment
 Two Bedroom Apartment

THE DEVELOPER

SMITH HOMES

Smith Homes were formed by the merger of John Smith and Carly Smith in 2012, and have a number of developments spread across the UK.

We aim to be the developers of choice for first time buyers, investors and current home owners. As a company we build a wide range of developments providing studio, one and two bedroom apartments.



Clockwise from top left; Europe House, Hook / Bartholomew Court, Waltham Cross / Miller Heights, Maidstone / Eleanor House, Waltham Cross / Verve Apartments, Romford.



PARKWAY HOUSE

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FOR SALES ENQUIRIES

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A DEVELOPMENT BY



IMPORTANT NOTICE:

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