



# 37 Armstrong Gibbs Court The Causeway

Great Baddow, Chelmsford, CM2 7FR

Offers In The Region Of £270,000



**\*\* REDUCED GUIDE PRICE £270,000 \*\***

Elwell Taylor are pleased to offer this stunning 2 bedroom, 2 bathroom top floor flat located on The Causeway in the charming village of Great Baddow. The property benefits from 2 secure parking spaces. This spacious modern purpose-built top floor property offers a modern and stylish living space spanning 721 sq ft, perfect for those seeking a contemporary lifestyle.

This flat boasts a sleek en suite shower room for convenience. A balcony off of the living area perfect for enjoying your morning coffee taking in the picturesque views of the surrounding area. Additionally, the property features communal gardens, providing a tranquil retreat right on your doorstep.

With 2 bedrooms and 2 bathrooms, this flat offers ample space for comfortable living. Whether you're looking to relax in or to entertain guests in the well-appointed living/kitchen open plan area.

Don't miss the opportunity to make this beautiful flat your new home. Contact us today to arrange a viewing and experience the best of modern living in Great Baddow.





HALLWAY

Security entryphone system, doors leading to all rooms and wood flooring

LOUNGE

Modern spacious open plan lounge/kitchen area with integrated appliances with wood flooring. Large storage cupboard. Patio doors leading onto balcony.

KITCHEN

Fitted kitchen a with selection of wall and base units and integrated appliances; electric oven, hob and extractor fan, washer/dryer machine and dishwasher. Sink and drainer with Instant hot water tap. Wood flooring.

BEDROOM 1

Spacious carpeted double bedroom with en suite. Built in wardrobe with mirrored doors and ceiling fan. Radiator and double glazed window.

ENSUITE

Modern 3 piece suite consisting of large walk in shower, enclosed wc and basin with light up mirror. Tiled walls and flooring. Heated towel rail.

BEDROOM 2

Spacious double bedroom with fitted carpet, radiator and double glazed window.

BATHROOM

3 piece white suite consisting of enclosed wc and basin with large light up mirror. Bath with shower attachment, automatic buttons for use, half tiled walls and tiled flooring

BALCONY

Room for a table and chairs with artificial grass on the top floor.

EXTERNAL

The property benefits from two designated secure underground parking spaces, well maintained communal gardens. Secure bike storage.

INFORMATION

Lease Length: 125 years  
Years remaining: 119 years

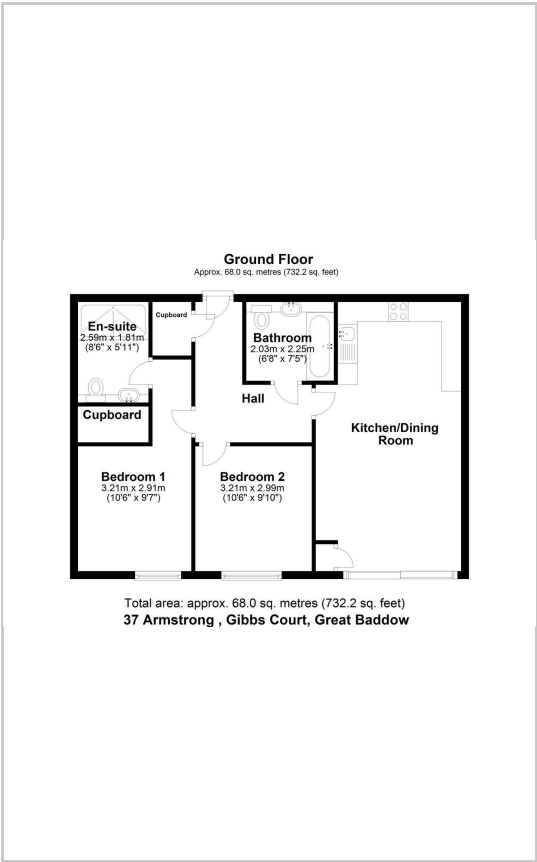
Annual Ground Rent: £350.00  
Annual Service Charge: £1769.40

Council Tax Band: C

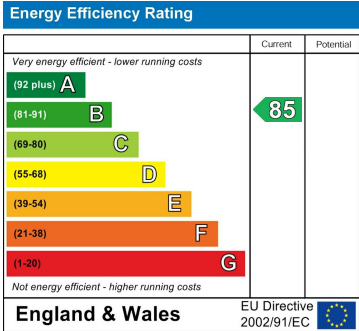
Area Map



Floor Plans



Energy Efficiency Graph



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