



# 15 Armstrong Gibbs Court The Causeway

Great Baddow, Chelmsford, CM2 7FR

Guide Price £290,000



Nestled in the charming village of Great Baddow, this flat is being sold chain free and presents a splendid opportunity to acquire a modern flat for contemporary living. This purpose-built property, completed in 2018, boasts a generous 904 square feet of well-designed space, making it an ideal choice for individuals or couples seeking comfort and style.

Upon entering, you will find a spacious open plan kitchen, dining and living space, perfect for relaxation or entertaining guests. The flat features two well-appointed bedrooms one with a modern en-suite shower room. Additionally, there is a modern bathroom.

One of the standout features of this property is its lovely balcony, which invites you to enjoy the fresh air and picturesque views of the surrounding area. The flat is designed with a modern aesthetic, incorporating contemporary finishes and fixtures that enhance its appeal.

In summary, this modern flat is a remarkable find, combining spaciousness, style, and a prime location and is sure to impress with its thoughtful design and contemporary features. Do not miss the chance to make this lovely flat your new home.





ENTRANCE

Communal entrance hall, stairs leading to all flats.

HALLWAY

Doors leading to all rooms as well as storage cupboard, telephone intercom.

LOUNGE

Large living area leading to dining area space. Double glazed doors leading to balcony.

KITCHEN

Selection of wall and base units with integrated oven, hob & extractor fan, dishwasher and washing machine as well fridge/freezer.

BEDROOM 1

Double bedroom with built in wardrobe & storage cupboard, double glazed window to rear. Door to en suite.

EN SUITE

3 piece suite consisting of WC, basin and walk in shower plus storage cupboard.

BEDROOM 2

Single bedroom with built in wardrobe, double glazed window to front.

BATHROOM

3 piece suite consisting of WC, basin and bath with shower attachment.

EXTERNAL

- Balcony off lounge
- Communal gardens
- Allocated parking space x2

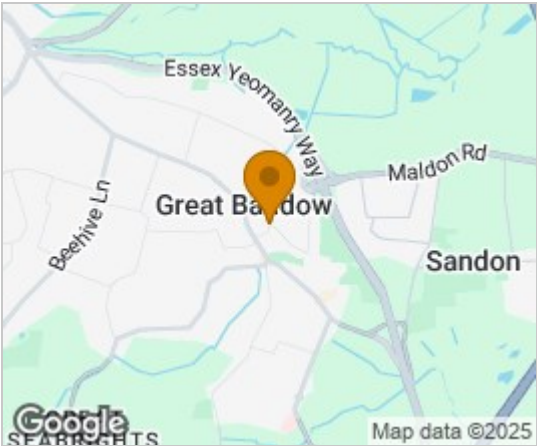
INFORMATION

NO ONWARD CHAIN.

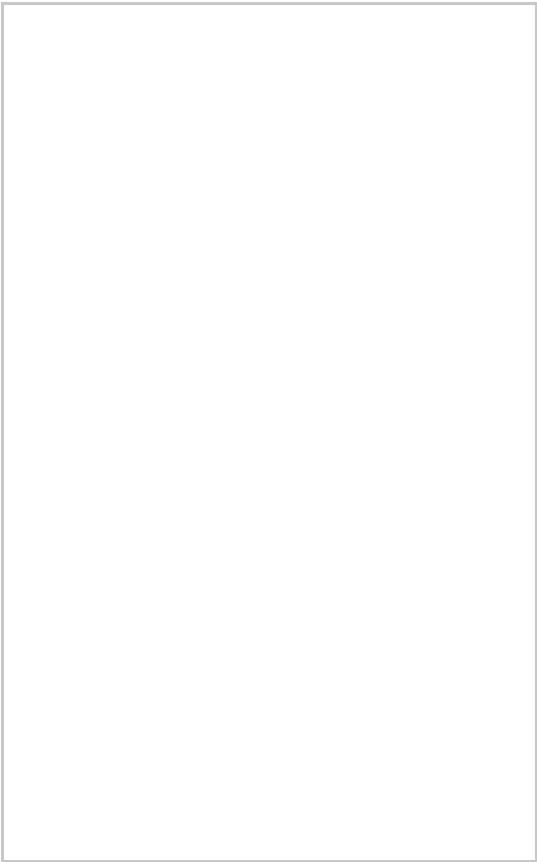
Lease Information:  
125 years lease from 2018  
118 years left

Service Charge: £1769.00 / year  
Ground Rent: £350 / year

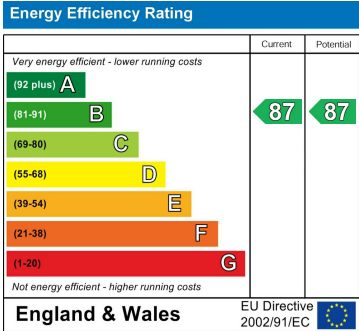
Area Map



Floor Plans



Energy Efficiency Graph



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