



Baddow Road, Chelmsford

Offers Over £205,000



- Ideal first time purchase or investment opportunity
- Two bedroom spacious flat
- Prime location for Chelmsford City Centre and railway station
- Accessible to an array of restaurants, bars and Park
- Open plan lounge/kitchen
- Two well proportioned bedrooms
- Three piece bathroom
- Communal Bicycle Storage



Spacious two bedroom flat found in the heart of Chelmsford City Centre. Close to railway station, Restaurants, bars and Central Park. Accommodation boasts spacious entrance hall, open plan lounge/kitchen, two well proportioned bedrooms and three piece bathroom. Communal bike storage available. Ideal purchase for first time buyers or investment opportunity.

Enter the building via secure intercom entry.

Spacious entrance hall gives access to all rooms.

Bedroom one 12'9 x 10'1 window to rear. Built in wardrobe.

Bedroom two 10'1 x 6'3 window to rear.

Bathroom comprises bath fitted with shower/mixer tap, glass splash screen door, vanity wash hand basin and close coupled wc. Heated towel rail. Tiling to walls.

Open plan lounge/kitchen 14'1 x 12'3 triple windows to rear, wooden style flooring.

Kitchen wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Electric hob, oven, fridge/freezer & washing machine to remain. Continuation of flooring.

Further Details:

Approximate Length of Lease: 121 years remaining

Ground Rent: £125 paid twice a year in March & September (£250 annually)

Service Charge: Approximately £2,000 per year

Council Tax Band: C

Local Authority: Chelmsford

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

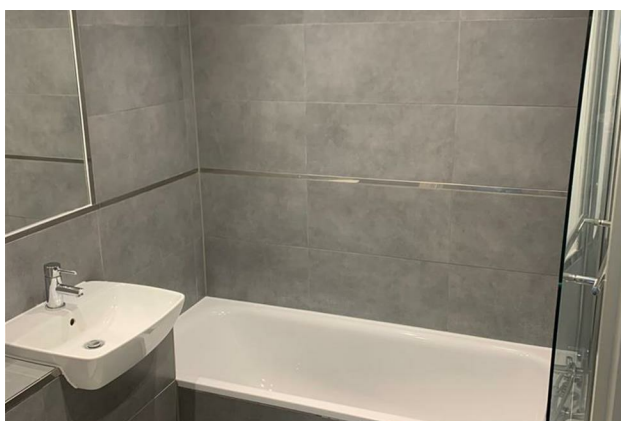
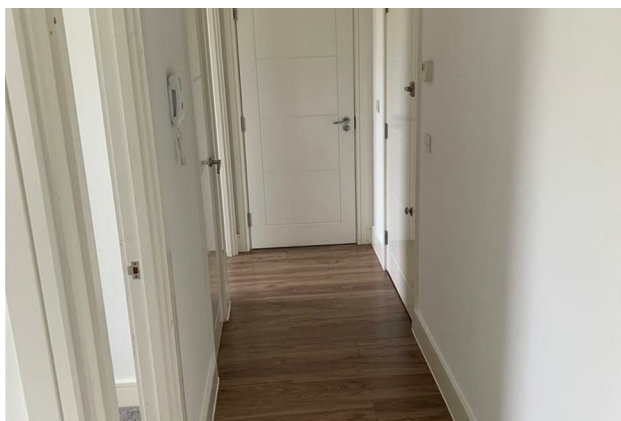
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

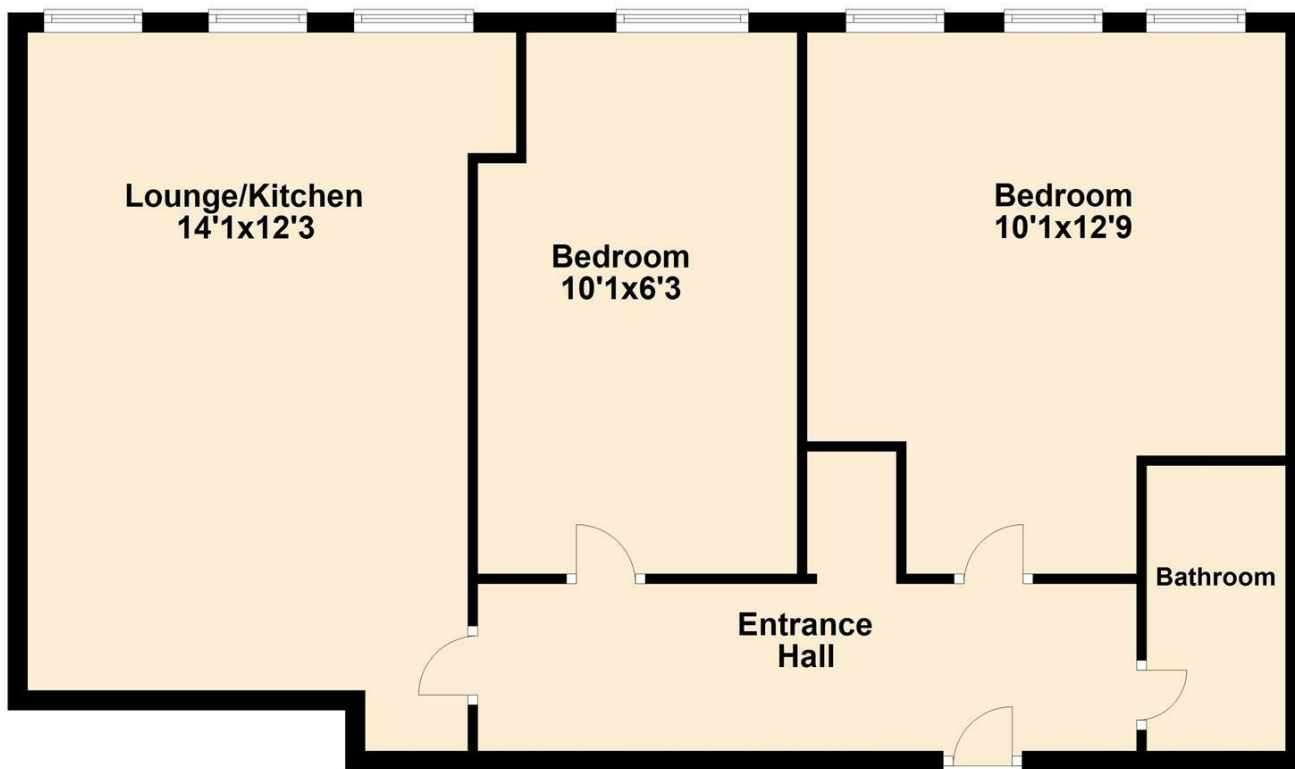


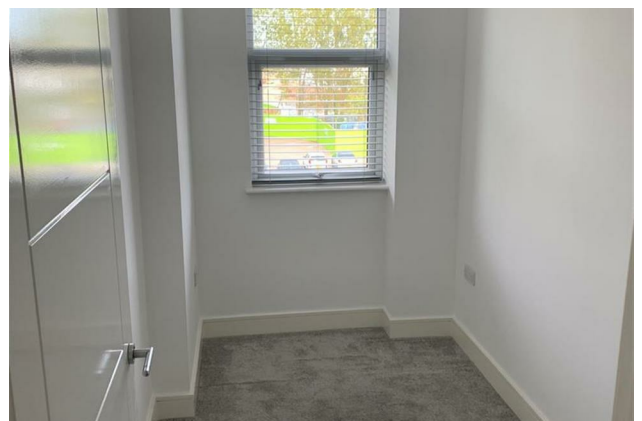
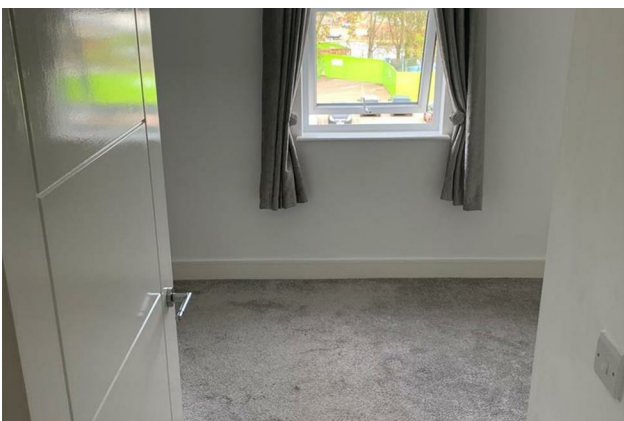
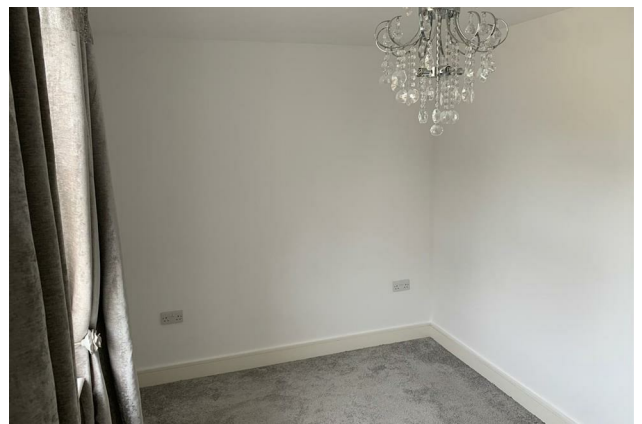
Local Life

Chelmsford is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street. Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film. Chelmsford is an ideal location for growing families, commuters, and the young at heart.



Floor Plan





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