



## Baddow Road, Chelmsford

Guide Price £270,000



- Immaculately presented two bedroom modern flat, found in sought after location. Offered for sale with no onward chain
- Close to Chelmsford City Centre and railway station
- Local amenities nearby
- First floor flat with secure intercom entry
- Lovely size lounge with access to balcony, modern kitchen, two double bedrooms and three piece bathroom
- Ideal first time purchase
- Allocated parking plus visitor parking
- Easy access to A12 road links
- Approximately 4 years old with 121 year lease



Nestled on the desirable Baddow Road in Chelmsford, this immaculately presented two-bedroom modern flat, built approximately in 2020, is a gem waiting to be discovered. Perfectly situated close to amenities and just a short distance from the vibrant Chelmsford City Centre and railway station, this property offers both convenience and comfort.

As you step into this modern abode, you are greeted by a secure intercom entry, leading you into an inviting entrance hall. The property boasts a lovely size lounge, ideal for relaxing or entertaining guests, and a modern kitchen that opens up to a charming balcony, perfect for enjoying a morning cup of tea or a glass of wine in the evening.

With two double bedrooms, there is ample space for a small family, a couple, or even for those looking to set up a home office. The three-piece bathroom adds a touch of luxury to this contemporary flat.

Furthermore, the allocated parking plus visitor parking ensures that you never have to worry about finding a spot after a long day out. Whether you are looking for your first home or considering an investment opportunity, this property ticks all the boxes.

Don't miss out on the chance to make this modern flat your own and experience the best of what Chelmsford has to offer.

**GUIDE PRICE £270,000 - £285,000**

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms.

Bathroom comprises white panel bath fitted with shower/mixer tap and glass splash screen door. Wash hand basin and low level WC. Part tiling to walls. Tiled flooring. Obscure double glazed window.

Bedroom one 11'8 x 10'9 double glazed window

Bedroom two 10' 3 x 9'9 double glazed window

Open plan lounge/diner/kitchen 26'8 x 12'8 gives access to balcony via double glazed sliding doors. Double glazed window. Wooden style flooring throughout. Smooth ceiling.

Open plan kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Electric hob and oven to remain Space for other appliances. Smooth ceiling with ample spot lighting.

The property also has allocated parking plus visitor parking available.

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



