



49 Baddow Road, Chelmsford

Auction Guide £265,000



- Immediate exchange of contracts available
- Sold via Secure Sale
- Top floor penthouse accessed via lift and staircase, remaining lease 118 years
- Balcony with far reaching views and allocated parking space
- Immaculately presented throughout
- Ideal location for City Centre and train station
- Easy access to A12 road links
- Secure intercom entry with on-site staff
- Entrance hall, open plan lounge/diner/kitchen with appliances to remain
- Two well proportioned bedrooms and three piece bathroom



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £265,000

Nestled in the heart of Chelmsford, this two-bedroom penthouse flat on Baddow Road is a true gem waiting to be discovered. The sought-after location offers convenience at its finest, with easy access to Chelmsford City Centre and the railway station, making commuting a breeze.

As you step into this property, you are greeted by an impressive entrance hall that sets the tone for the rest of the flat. The open plan lounge/diner/kitchen is perfect for entertaining guests or simply relaxing after a long day. The two well-proportioned bedrooms provide ample space for rest and relaxation, while the family bathroom offers both style and functionality.

One of the highlights of this penthouse flat is the balcony that boasts far-reaching views, providing a perfect spot to enjoy your morning coffee or unwind in the evening. The secure intercom entry and allocated parking space offer peace of mind and convenience for residents.

Additionally, the on-site staff ensure that any needs or queries are promptly addressed, adding an extra layer of comfort to this already inviting property. Don't miss out on the opportunity to make this penthouse flat your new home - book a viewing today and experience the charm and convenience it has to offer.

Enter the property via secure intercom entry. Lift and stairs to all floors.

Entrance hall gives access to all rooms.

Bedroom one 12'3 x 10'4 double glazed window. Fitted mirror sliding door wardrobe.

Bedroom two 10'4 x 8'1 double glazed window

Spacious bathroom comprises, bath fitted with shower and glass splash screen door, Wash hand basin and low level WC. Tiling to walls. Tiled flooring.

The heart of the home is the stunning open plan lounge/diner/kitchen 20'11 x 19'3 giving access to personal balcony offering stunning far reaching views.

Kitchen. High gloss wall and base mounted units. Complimentary work surfaces with matching upstands and under unit lighting. Inset sink drainer. Washing machine, dishwasher and fridge/freezer to remain

The property also has allocated parking space.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



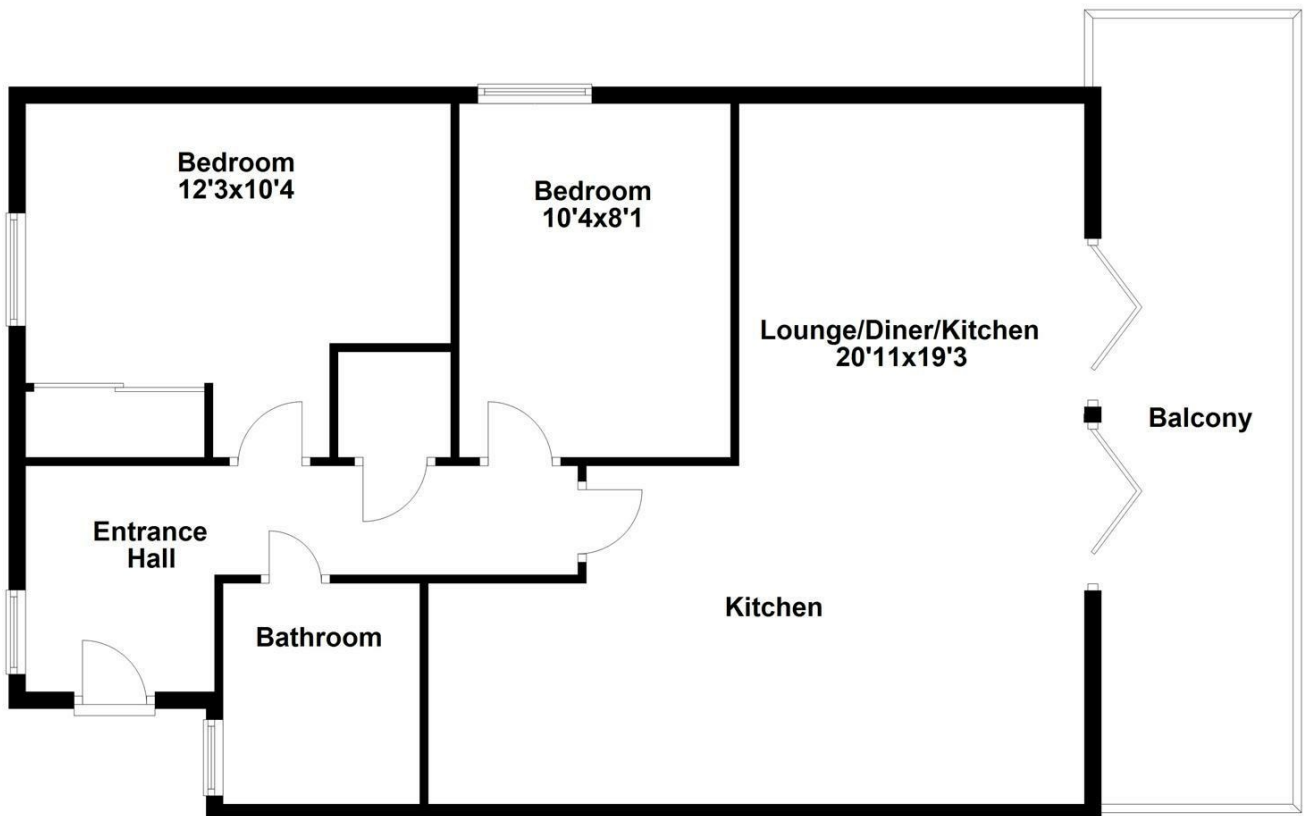
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Local Life

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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