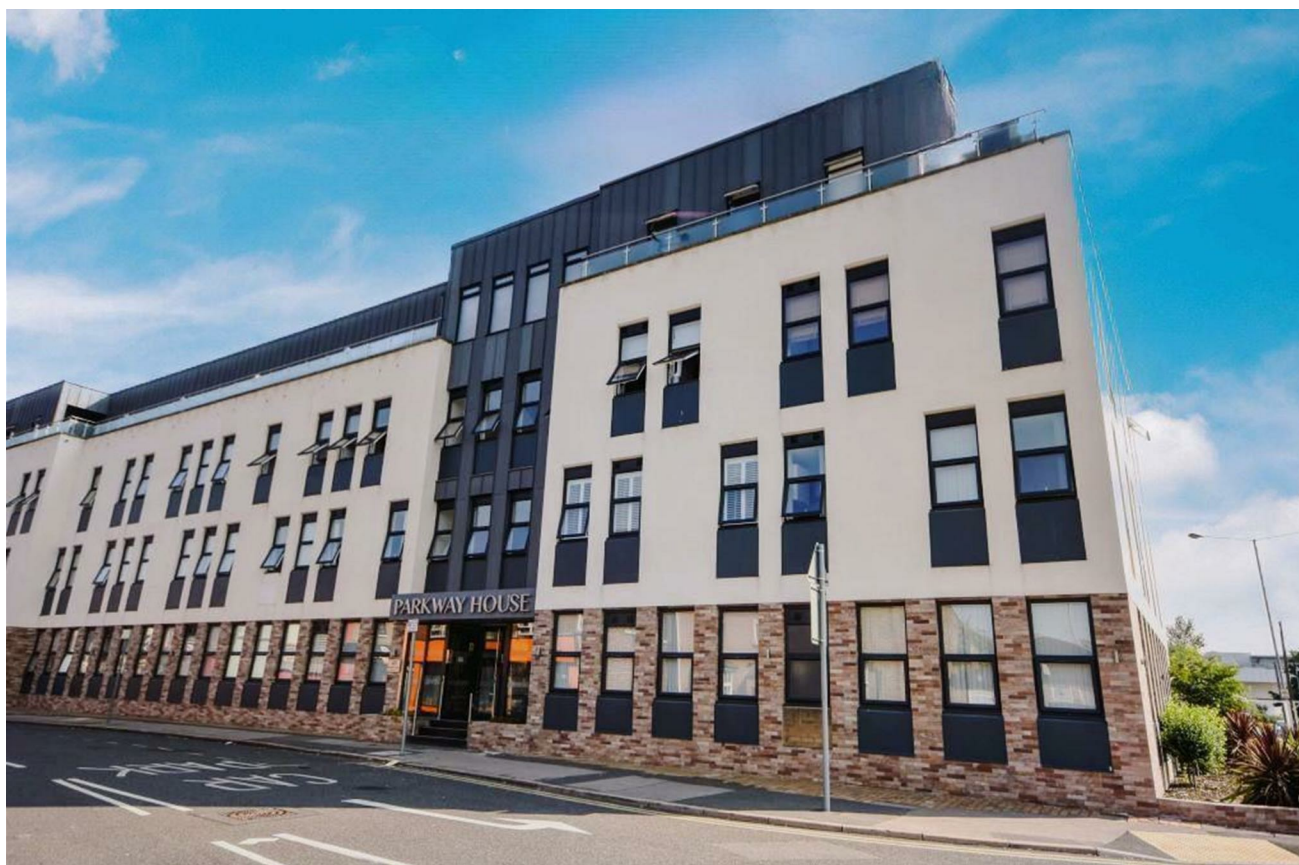




## Baddow Road, Chelmsford

Guide Price £190,000



- No onward chain
- Approximate 118 year lease remaining
- Two bedroom flat with secure intercom entry
- Ideal first time purchase or investment opportunity
- Modern decor throughout
- Close to railway station and City Centre
- Lift service to all floors
- Open plan lounge/kitchen, two well proportioned bedrooms and three piece shower room



**Guide Price - £190,000 - £210,000**

**Two bedroom apartment found close to Chelmsford City Centre. Ideal for first time buyers or investment opportunity. Offered for sale with no onward chain. This modern apartment boasts a contemporary decor that enhances its inviting atmosphere, making it a delightful place to call home.**

Upon entering, you are greeted by a welcoming entrance hall that leads to an open-plan lounge and kitchen area, ideal for both relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and airy environment. The flat features two comfortable bedrooms, providing ample room. The three-piece shower room is stylishly appointed, ensuring convenience and comfort.

The property benefits from a lift service to all floors, making it easily accessible for all residents. Security is paramount, with a secure intercom entry system in place, offering peace of mind.

Situated conveniently close to the city centre and railway station, this location is perfect for those who appreciate the vibrancy of urban living while enjoying the tranquillity of a residential area. With no onward chain and approximately 118 years remaining on the lease, this flat is ready for you to move in and make it your own.

**Do not miss this exceptional opportunity to secure a modern home in a prime location.**

Enter the building via secure intercom entry system. Lift service to all floors.

Entrance hall gives access to all rooms. Storage cupboard.

Shower room comprises corner shower, vanity wash hand basin and WC. Part tiling to walls. Tiled flooring. Heated towel rail.

Bedroom one 11'2 x 9'7 double glazed window. Fitted sliding door wardrobe.

Bedroom two 11'2 x 7'2 double glazed window.

The heart of the home is the open plan lounge/kitchen 17'1 x 9'5 double glazed window. Wooden style flooring.

Kitchen offers two tone wall and base mounted units with matching storage drawers and under unit lighting.

Work surfaces housing electric hob, oven and extractor hood to remain. Continuation of flooring.



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#### THE SMALL PRINT:

Approximate length of lease: 118 years remaining.

Annual Ground Rent: £250.00

Monthly Service Charge: £138.88

Council Tax Band: C

Local Authority: Chelmsford

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



#### Floor Plan



