



**Armstrong Gibbs Court The Causeway, Great Baddow Chelmsford CM2  
7FR**

**welcome to**

## **Armstrong Gibbs Court The Causeway, Great Baddow Chelmsford**

FIRST FLOOR LUXURY MODERN APARTMENT situated within Great Baddow offering open plan living/kitchen area with integrated appliances. Two bedrooms, impressive bathroom along with allocated parking and communal gardens. OFFERS OVER £250,000.

### **First Floor Apartment**

#### **Entrance Hallway**

#### **Master Bedroom**

10' 4" x 13' 4" ( 3.15m x 4.06m )

#### **Open Plan Kitchen/lounge Area**

22' 8" x 13' 5" ( 6.91m x 4.09m )

#### **Bedroom Two**

8' 4" x 13' 9" ( 2.54m x 4.19m )

#### **Bathroom**

6' 10" x 7' 1" ( 2.08m x 2.16m )

#### **Allocated Parking**

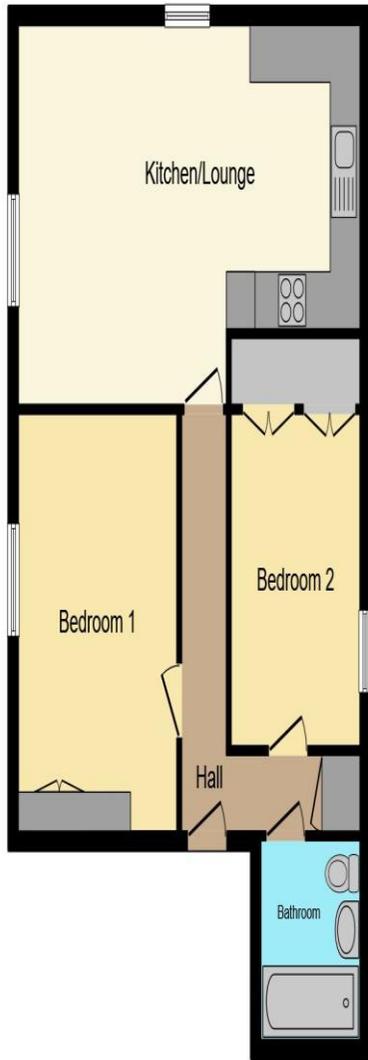
#### **Visitors Parking**

#### **Agents Note:**

Lease: 125 years from 1 January 2017

Current Ground Rent: £350 pa

Current Service Charge: £1500 pa



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to

## Armstrong Gibbs Court The Causeway, Great Baddow Chelmsford

- Two bedrooms
- First floor apartment
- Impressive open plan kitchen/lounge area
- Allocated parking plus visitors
- Immaculate condition

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1500.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



view this property online [williamhbrown.co.uk/Property/CMS100016](http://williamhbrown.co.uk/Property/CMS100016)



Property Ref:  
CMS100016 - 0021

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01245 200499



ChelmsfordSouth@WilliamHBrown.co.uk



2 Hylands Parade Wood Street, Chelmsford,  
Essex, CM2 8BW



[williamhbrown.co.uk](http://williamhbrown.co.uk)