



**Gerard Gardens, Great Baddow Chelmsford CM2 9GD**

 william  
h brown

**welcome to**

## **Gerard Gardens, Great Baddow Chelmsford**

Stylish top floor two bedroom apartment with loft access and Juliet balcony. Perfectly situated close to Chelmsford town centre. The property benefits from a bright and spacious lounge/diner, modern integrated kitchen including D/W, W/M, F/F and built in microwave and allocated parking.



## Top Floor Apartment



### Entrance Hall

14' 11" x 4' 6" MAX ( 4.55m x 1.37m MAX )

### Lounge

15' 1" x 11' 2" ( 4.60m x 3.40m )

### Kitchen

9' x 8' 8" ( 2.74m x 2.64m )

### Bedroom One

11' 4" x 8' 11" ( 3.45m x 2.72m )

### Bedroom Two

9' 7" x 7' 8" ( 2.92m x 2.34m )

### Bathroom

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)

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## Gerard Gardens, Great Baddow Chelmsford

- Top floor
- Two Bedrooms
- Lounge/Diner with Juliet Balcony
- Allocated parking plus visitors
- Gas central heating

Tenure: Leasehold EPC Rating: C

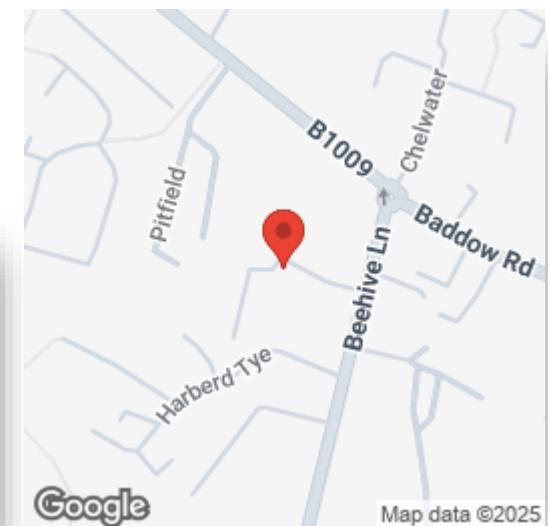
Council Tax Band: C Service Charge: 1619.04

Ground Rent: 201.66

This is a Leasehold property with details as follows; Term of Lease 150 years from 30 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£240,000**



view this property online [williamhbrown.co.uk/Property/CMS100707](http://williamhbrown.co.uk/Property/CMS100707)

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Property Ref:  
CMS100707 - 0008

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