



Connells

Armstrong Gibbs Court The Causeway
Great Baddow Chelmsford



Property Description

Connells are delighted to bring to market this modern 2 bedroom apartment located in the sought after area of Great Baddow.

The ground floor property comprises a spacious open plan living and kitchen area, 2 good size bedrooms and a family bathroom.

Externally the property benefits from one allocated parking space.

The property is within close proximity to local bus routes into the city centre, which offers a great selection of eateries and places to shop. Chelmsford's mainline station also provides a direct service to London Liverpool St.

Kitchen/Lounge

22' 7" x 13' 5" (6.88m x 4.09m)

Bedroom 1

10' 5" x 13' 1" (3.17m x 3.99m)

Bedroom 2

8' 6" x 11' 5" (2.59m x 3.48m)

Bathroom

6' 6" x 6' 10" (1.98m x 2.08m)

Chelmsford

Nestled in the heart of Essex, Chelmsford exudes a unique blend of historic charm and modern vibrancy. As the county town, Chelmsford offers a rich tapestry of culture, leisure, and convenience.

Explore the quaint streets lined with boutique shops, cafes, and restaurants, perfect for leisurely strolls and culinary delights. Immerse yourself in the town's history at iconic landmarks like Chelmsford Cathedral and Hylands House.

Nature enthusiasts will revel in the picturesque parks and green spaces scattered throughout the town, providing tranquil retreats for relaxation and outdoor activities. With excellent transport links, including a direct rail connection to London, Chelmsford seamlessly combines urban amenities with a peaceful, suburban lifestyle.

Experience the best of both worlds in Chelmsford, where vibrant city life harmonizes with the serene surroundings of Essex's countryside.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01245 261 266
E chelmsford@connells.co.uk

4 Tindal Square
CHELMSFORD CM1 1EH

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/CHL307980

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

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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