



The Vineyards, Great Baddow, Chelmsford CM2 7QS



welcome to

The Vineyards, Great Baddow Chelmsford

Situated in the desirable Great Baddow location is this stunning one bedroom third floor apartment. Being offered with NO ONWARD CHAIN and benefitting from allocated parking, a large living space and a balcony. Early viewings are advised to not miss out on this property!

Entrance Hall

Lounge

15' 10" x 9' 8" (4.83m x 2.95m)

Kitchen

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

Bedroom

12' 8" x 9' 1" (3.86m x 2.77m)

Bathroom

With obscure window to front, suite comprising low level WC,pedestal wash hand basin, bath with shower over, fully tiled walls, tiled floor, radiator, extractor fan.

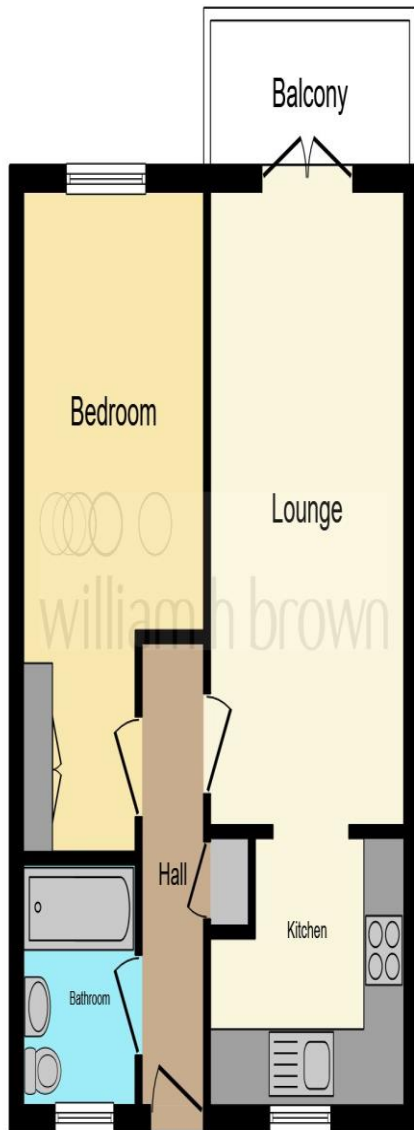
Agents Note:

Lease: 125 years from 29 September 2002

Current ground rent: £0.00

Current service charge: £2000 pa

Current buildings insurance: £150.00 pa



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.



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**The Vineyards,
Great Baddow Chelmsford**

- Third Floor Flat
- Large Bedroom
- Spacious Living Area
- South Facing Balcony
- Two Lifts in Building

Tenure: Leasehold EPC Rating: C

offers in excess of

£150,000



view this property online williamhbrown.co.uk/Property/CHE112038

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CHE112038 - 0007

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.

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