



**Baddow Road, Chelmsford CM2 0DD**

**welcome to**

## **Baddow Road, Chelmsford**

Being offered with a complete onward chain is this immaculately presented two bedroom top floor penthouse. The property benefits from an allocated parking spot, balcony views over the river and two double bedrooms. The property is also a short walk from Chelmsford train station.

### **Lounge**

13' x 9' 3" ( 3.96m x 2.82m )

Open plan lounge / kitchen / diner. Balcony access to rear. Kitchen with integrated appliances.

### **Bedroom One**

8' 1" x 10' 3" ( 2.46m x 3.12m )

Integrated wardrobe, window to front view.

### **Bedroom Two**

10' 6" x 6' 8" ( 3.20m x 2.03m )

Window to front view.

### **Bathroom**

Bath / shower, heated towel rail, extractor fan.

### **Agents Note**

Current ground rent: £250 pa

Current service charge: £2000 pa

Current buildings insurance: £408 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.



**welcome to**  
**Baddow Road,**  
**Chelmsford**

- Two Bedrooms
- Penthouse
- River Views
- Parking
- Complete Onward Chain

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£260,000**



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Property Ref:  
CHE114211 - 0015

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