



Baddow Road, Chelmsford CM2 0DP

welcome to

Baddow Road, Chelmsford

With NO CHAIN & PARKING William H Brown are delighted to offer this immaculate, one bedroom apartment ideally positioned on the first floor of this sought-after development providing an excellent first time buy, pied-a-terre or rental investment.

Entrance Hall

Lounge

16' 10" x 11' (5.13m x 3.35m)

Kitchen

8' 1" x 7' 7" (2.46m x 2.31m)

Bedroom

11' x 10' 3" (3.35m x 3.12m)

Bathroom

Agents Note:

Lease: 125 years from 1 January 2004

Lease: 105 years remaining

Current Ground Rent: £260 pa

Current Service Charge: £2300 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



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Chelmsford

- One Bedroom
- Secure gated allocated parking space to the rear of the property
- Balcony
- 0.6 Miles to Chelmsford Station
- Building has an EWS1 form

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£200,000



view this property online williamhbrown.co.uk/Property/CHE114755



Property Ref:
CHE114755 - 0009

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.



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