



**Baddow Road, City Centre Chelmsford CM2 0DP**



**welcome to**

## **Baddow Road, City Centre 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](http://www.focalagent.com)



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**Baddow Road,**  
**City Centre 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.

**£190,000**



**view this property online** [williamhbrown.co.uk/Property/CHE114755](http://williamhbrown.co.uk/Property/CHE114755)



Property Ref:  
CHE114755 - 0011

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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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