



**Baddow Road, Chelmsford CM2 0DD**

**welcome to**

**Baddow Road, Chelmsford**

William H Brown are pleased to offer this city centre apartment located within close proximity to shops and amenities. With no chain, two bedrooms & presented immaculately early viewings are advised.



Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world. Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park. A selection of gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University. Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 35 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11

### **Entrance Hall**

### **Lounge / Kitchen**

14' 1" x 12' 3" ( 4.29m x 3.73m )

### **Bedroom One**

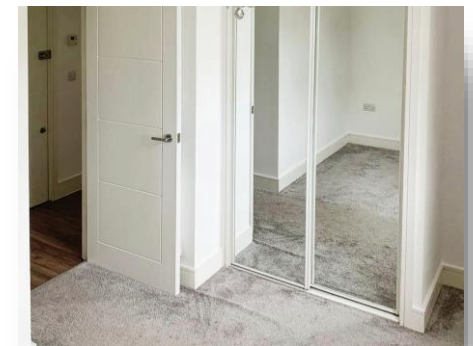
12' 9" x 10' 1" ( 3.89m x 3.07m )

### **Bedroom Two**

10' 1" x 6' 3" ( 3.07m x 1.91m )

### **Bathroom**

### **Agents Note:**



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## welcome to Baddow Road

- Two Bedrooms
- Well Presented
- City Centre Location
- No Chain
- 

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £205,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CHE114857 - 0003

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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