

HOME



Chelmsford
£260,000
2-bed first floor apartment

Armstrong Gibbs Court

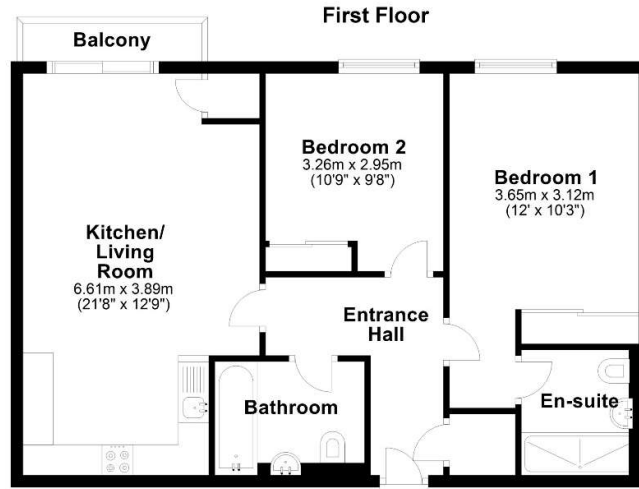
This stunning first flat for sale in Great Baddow offers modern living at its best. As you enter the property, you are greeted with a spacious open plan living/kitchen area, perfect for entertaining guests or relaxing after a long day. The kitchen is fully fitted with modern appliances and sleek countertops. The property boasts two double bedrooms, offering ample space for a small family, guests, or a home office. The master bedroom features an en-suite shower room, adding a touch of luxury to this already impressive flat. One of the standout features of this property is the carport parking, ensuring that you always have a designated space for your vehicle. Additionally, the flat benefits from gas central heating, ensuring a warm and comfortable living space all year round.

Situated just 2 miles from Chelmsford station, this property offers great transport links for commuters. The Vineyards shopping square is just a stones throw away, providing a range of shops and eateries for your convenience. With superb access to the A12 and A130, getting around Chelmsford and beyond is a breeze. Chelmsford, Essex, offers a variety of things to do for residents and visitors alike. Explore the historic Hylands House and Estate, perfect for a relaxing day out in beautiful surroundings. The Chelmsford Museum is a great spot for history buffs, with exhibits showcasing the city's rich heritage. For those who enjoy shopping, the High Chelmer Shopping Centre offers a range of high street stores and independent boutiques.

Chelmsford
11 Duke Street
Essex CM1 1HL

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

thehomepartnership.co.uk



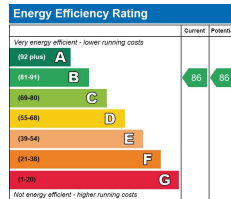
APPROX INTERNAL FLOOR AREA
67 SQ M 720 SQ FT
 This plan is for layout guidance only and is **NOT TO SCALE**
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
 Copyright



Features

- No onward chain
- Carport parking
- Two double bedrooms
- Gas central heating
- 119 Years remaining on the lease
- En-suite shower room
- Open plan living/kitchen area
- 2 Miles to Chelmsford station
- Stones throw from Vineyards shopping square
- Superb A12 & A130 Access

EPC Rating



Leasehold Information

Tenure: Leasehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,902.00.

Lease length: 125 years from 01/01/2017, expiring on 31/12/2142 with 119 years remaining.

Ground rent: From 24/6/2024 to 23/12/2024 is £175.

Service charge: From 1/4/2024 to 30/10/2024 is £846.80. The service charge is reviewed annually.

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended. Please note that the Home Partnership do not take referral fees for contractors services relating to property maintenance.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

