

# HOME



**Chelmsford**  
**£350,000**  
**2-bed first floor apartment**

## Baddow Court

Offered for sale with no ongoing chain is this spacious two bedroom apartment which is part of a Grade II listed Georgian Manor house. The accommodation is arranged over three floors and comprises a ground floor cloakroom, a spacious lounge and a superb fitted kitchen diner on the ground floor whilst on the first floor there is a bedroom with en suite. On the second floor there is a further double bedroom again with an en suite. This property occupies beautifully maintained and well tended gardens and has an allocated parking space as well as a garage.

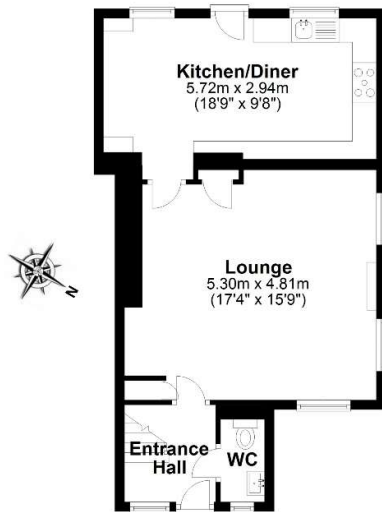
The village of Great Baddow has a range of local shops and stores including The Vineyards shopping square which is located within walking distance of the property. This popular place to live houses a couple of traditional public houses serve food with a good selection of real ales and has a range of local parks with children's play areas, primary and secondary schools. There is also a near by Park and Ride bus service which offers a regular service direct to the City centre and Railway Station. Junction 18 of the A12 is located under a mile away with connecting road links to the A130 & London M25.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

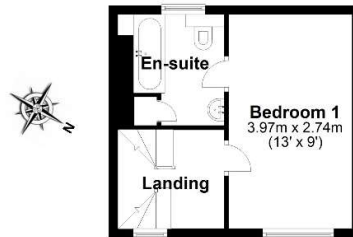
Ground Floor



APPROX INTERNAL FLOOR AREA  
50 SQ M 533 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
99 SQ M 1068 SQ FT  
This plan is for layout guidance only and is NOT TO SCALE  
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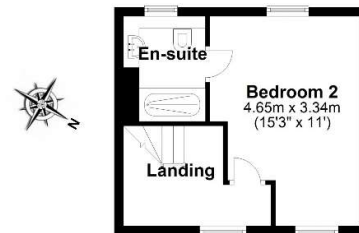
First Floor



APPROX INTERNAL FLOOR AREA  
26 SQ M 272 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
99 SQ M 1068 SQ FT  
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Second Floor



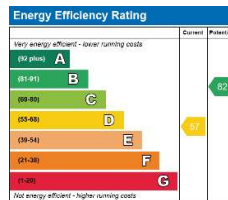
APPROX INTERNAL FLOOR AREA  
24 SQ M 263 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
99 SQ M 1068 SQ FT  
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Features

- Integrated sound system
- Beautifully kept communal gardens
- No onward chain
- Close to village centre & local pubs serving food
- En suite to both bedrooms
- Fitted kitchen/diner
- 960 year lease
- Ground floor Cloakroom
- Spacious lounge
- Grade II Listed Manor House

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease length: 999 years from 25/3/1985, expiring on the 24/3/2984. 960 years remaining

Ground rent: £45 per annum and is reviewed every 33 years of the term at which it will increase by £10.

Service charge: £2865.78 from 25/12/23 to 24/12/24. The service charge is reviewed annually and the vendor currently pays monthly.

The Nitty Gritty

Band D is the Council Tax band for this property and the annual council tax bill is £2,139.75

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.

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.

