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For Sale

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Harberd Tye, Great Baddow, Chelmsford, CM2 9GJ

A quite superb 2 BEDROOM GROUND FLOOR apartment which MUST BE VIEWED TO BE APPRECIATED! It is extremely well presented throughout and offers SPACIOUS MUCH IMPROVED accommodation and really is just like a SHOW APARTMENT. It has a security entry phone system, electric heating and double glazed windows and comprises a good size entrance hall, GREAT SIZE LOUNGE / DINING ROOM, excellent REFITTED KITCHEN, 2 bedrooms and REFITTED BATHROOM. There is an ALLOCATED PARKING SPACE just to the rear of the block. Chelmsford City centre and station are within easy reach and local amenities are close by. The apartment is offered for sale with NO ONWARD CHAIN!



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Entrance door with security entry phone system leading to communal hallways, personal door to

ENTRANCE HALL

A good size entrance hall, large enough to have units in, night storage heater, security entry phone, built in cupboard housing water tank with fitted shelving above, white panelled doors leading to

LOUNGE / DINING ROOM 5.66m (18'7) x 4.41m (14'6) APPROXIMATE MEASUREMENT

An excellent size and well-lit room, an interesting shape as has a curved wall to one side, laminate flooring, night storage heater and electric wall mounted panel heater, two double glazed windows, double glazed double doors leading to balconette, coved ceiling, wide opening to

KITCHEN 3.54m (11'7) x 1.77m (5'10)

An excellent kitchen, refitted prior to the seller purchasing the apartment some years ago, comprising inset single drainer sink unit with mixer tap, working surfaces with cupboards and drawer unit, built in hob and oven with cooker hood above, integrated fridge freezer, integrated washing machine, integrated dishwasher, tiling over worktops, eye level cupboards, inset spot lights.

BEDROOM ONE 4.14m (13'7) x 2.93m (9'7) CLEAR FLOOR SPACE

A good size main bedroom with electric wall mounted panel heater, built in mirror fronted wardrobe cupboards, double glazed window to front, coved ceiling.

BEDROOM TWO 2.84m (9'4) x 1.94m (6'4) CLEAR FLOOR SPACE

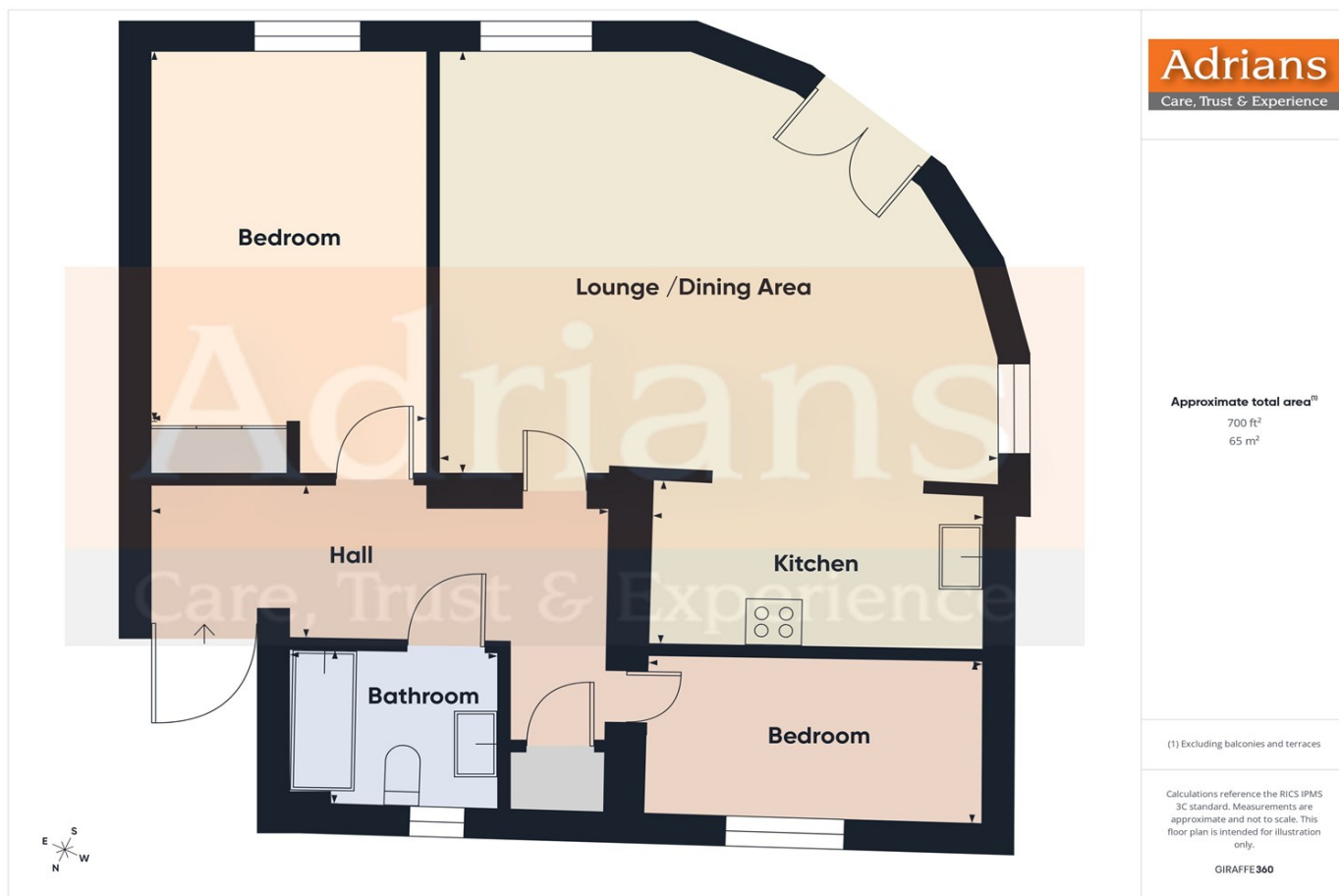
Electric wall mounted panel heater, built in mirror fronted wardrobe cupboard, double glazed window to rear, coved ceiling. NOTE: If two bedrooms are not necessarily required as bedrooms, this lends itself to be used as a study/office which is what the current seller uses it for.

BATHROOM

Panel enclosed shower bath with mixer tap, fitted shower, glazed screen to side, w.c, wash hand basin with mixer tap, tiled flooring, towel warmer, part tiled walls, double glazed window, inset spot lights, extractor fan.

PARKING

Another benefit of this apartment is that it has an allocated parking space to the rear of the block. We understand from the seller that there are visitors parking spaces also and that there is parking available in the road around the block as there are currently no restrictions.



COUNCIL TAX BAND: D

Leasehold

LENGTH OF LEASE: approx. 132 years remaining

ANNUAL GROUND RENT: approx. £186

ANNUAL SERVICE CHARGE: approx. £2500

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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