

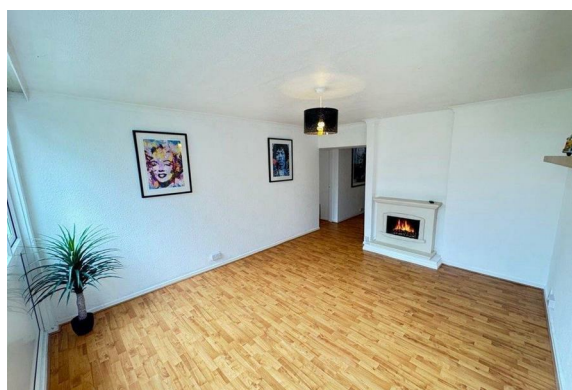
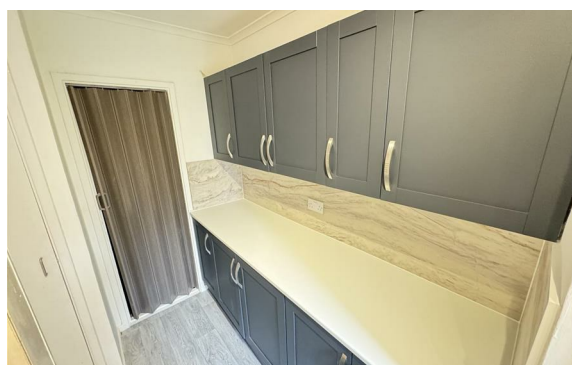


Meadgate Avenue, Great Baddow, Chelmsford

£1,250 PCM



- Two proper bedrooms (no box-room compromises here) — space to sleep, work or finally start that “I’ll get organised” phase.
- Bright, generous lounge (14’7 x 12’4) — perfect for Netflix marathons, hosting friends, or pretending you’re into interior design.
- Central dining space = the real MVP — dinner parties, WFH days, or just somewhere to dramatically sip your morning coffee.
- Kitchen that keeps things practical (and within arm’s reach of snacks) — ideal for quick meals or your occasional MasterChef moment.
- Spacious main bedroom — calm, airy and ready for your best night’s sleep (or scrolling in peace).
- Flexible second bedroom — guest room, home office, dressing room... you decide the vibe.
- Smart, centrally located bathroom — no queues, no hassle, just easy everyday living.
- Layout that actually flows — living and sleeping spaces nicely separated, because balance matters.
- Great Baddow location — leafy, well-connected and just the right distance from the buzz of Chelmsford.
- £1,250 PCM — a seriously solid find for the space, style and location on offer... don’t overthink this one.



A beautifully arranged and deceptively spacious two-bedroom apartment, perfectly positioned along Meadgate Avenue in the ever-popular Great Baddow, Chelmsford — offering that rare blend of comfort, practicality and effortless flow... with just the right amount of charm to make you smile the moment you walk in.

Step inside and you're immediately welcomed into a central dining hall that confidently takes centre stage — the social heartbeat of the home. It's the kind of space that says "host the dinner party" but also "takeaway on the sofa is absolutely acceptable." Versatile and inviting, it connects each room with ease, creating a layout that just makes sense (no awkward shuffling required).

From here, the apartment unfolds naturally, guiding you through its thoughtfully designed accommodation like a home that already knows how you live.

To the front, the generous lounge is a true scene-stealer. Flooded with natural light and offering impressive proportions (14'7 x 12'4), it's a space that adapts to your mood — whether that's slow Sunday lounging, film marathons, or confidently telling guests "yes, we entertain." The adjoining kitchen is perfectly placed: practical, well-sized and ready for everything from quick coffees to your occasional burst of culinary ambition (we won't judge).

The sleeping accommodation is tucked quietly to the rear, creating a peaceful retreat away from the social buzz. Bedroom one is a calming, generously sized sanctuary — plenty of room to stretch out, switch off, and pretend tomorrow isn't Monday. Bedroom two is the ultimate multitasker: guest room, home office, nursery... or all three, depending on the week.

The bathroom is centrally located and easily accessible — no long journeys required — designed with functionality and simplicity in mind.

Throughout, the layout has been cleverly considered to maximise both space and flow, striking that perfect balance between open living and private retreat. It's a home that works with you, not against you — every room usable, every corner purposeful, and nothing feeling like an afterthought.

Set within Great Baddow — one of Chelmsford's most desirable neighbourhoods — Meadgate Avenue offers that sweet spot between peaceful living and everyday convenience. Local amenities, green spaces and transport links are all within easy reach, making it ideal for professionals, couples or small families who want it all (without the fuss).

This isn't just a property that ticks boxes — it adds a few of its own. Warm, welcoming and quietly confident, it's a home that invites you to settle in and stay a while.

Go on... book the viewing before someone else beats you to it.

Chelmsford offers the perfect balance between city convenience and relaxed Essex living, making it one of the most desirable locations in the county. As a vibrant city with a welcoming, community feel, it boasts a bustling high street, a wide selection of restaurants, bars and cafés, and excellent shopping options including Bond Street's premium retail and dining quarter. For those who enjoy the outdoors, Chelmsford is rich in green spaces, from the picturesque Central Park to riverside walks along the Chelmer and Blackwater Navigation. Commuters are particularly well catered for, with fast and frequent rail services to London Liverpool Street in around 35 minutes, while road links via the A12 and A130 provide easy access across Essex and beyond. Families are drawn to the area for its well-regarded schools, while professionals and couples appreciate the lively yet manageable pace of city life. With a strong sense of growth, investment and community, Chelmsford continues to offer a lifestyle that's both convenient and aspirational.



THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/230-meadgate-avenue-chelmsford-cm2-7ll/5174322>

Tenancy Fees

Holding Deposit: 1 week's rent to say "we like you."

Security Deposit:

Under £50k/year - 5 weeks' rent

£50k+ - 6 weeks' rent

Covers damages or "oops" moments.

Other Fees:

Lost keys/lock replacement: full cost + £15/hr admin

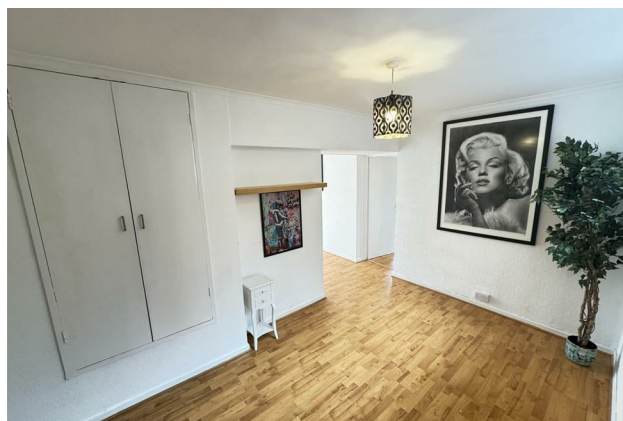
Contract change/tenancy tweak: £50

Late rent: 3% interest above base rate

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Colubrid is in The Property Ombudsman Redress Scheme—rules are followed, you're protected.



Floor Plan



