



## The Vineyards, Great Baddow, Chelmsford

£80,000



- Sixth floor apartment with impressive elevated views
- Private balcony perfect for relaxing or entertaining
- Spacious interiors with fantastic natural light
- Exciting full refurbishment opportunity
- Large reception room with excellent layout potential
- Generous double bedroom accommodation
- Separate kitchen ready for transformation
- Approx. 100-year lease remaining
- Walking distance to shops, cafes and amenities
- Offered for sale with no onward chain



## **GUIDE PRICE - £80,000 - £100,000**

**Spacious Sixth floor apartment with huge renovation potential, stunning balcony views, generous interiors, fantastic local amenities and no onward chain — the perfect property glow-up opportunity.**

A dream for the visionaries, trendsetters and makeover lovers — this spacious Sixth floor one bedroom apartment at The Vineyards, Great Baddow is bursting with potential and ready for its glow-up moment.

With generous living space, a bright and airy feel throughout and a private balcony delivering stunning elevated views, this is the perfect blank canvas for buyers looking to create something seriously special. Whether you're planning a sleek modern renovation, an Instagram-worthy interior transformation or a smart investment project, the possibilities here are endless.

The large reception room opens onto the balcony, creating the ideal spot for morning coffees, sunset snaps or entertaining with a view, while the sizeable bedroom and separate kitchen offer excellent proportions rarely found at this price point. Positioned moments from local shops, cafes and everyday amenities, the property also benefits from easy access to transport links and is offered to the market with no onward chain — making your next move smooth and stress-free.

Further benefits include a lease with approximately 100 years remaining, providing excellent long-term security and making the property an attractive option for both owner-occupiers and investors alike.



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**THE SMALL PRINT:**

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We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



