

# HOME



**Great Baddow**  
**£375,000**  
**3-bed duplex apartment**

## Alexandra Court

This stunning three-bedroom, duplex apartment in Chelmsford is sure to impress with a spacious 1286 sq ft of living space, this beautifully presented property offers a modern and stylish home for any family. The open plan living area is perfect for entertaining, with plenty of natural light flooding in through the large windows. The kitchen is well-equipped with fitted appliances and sleek countertops, ideal for whipping up delicious meals. Each of the three double bedrooms are spacious and bright, with two of them featuring en-suite shower rooms for added convenience. The third bathroom is a family bathroom, providing ample space for everyone in the household. One of the standout features of this property is the balcony off the landing area, offering a peaceful outdoor space to enjoy your morning coffee or watch the sunset. With allocated parking for two cars, you'll never have to worry about finding a spot after a long day at work.

Located in a desirable area with excellent A12 access, this flat is just a short distance from a variety of local shops, pubs, and restaurants. Whether you're looking for a quiet evening out or a fun day of shopping, Chelmsford has plenty to offer for residents of all ages. Chelmsford, Essex is a vibrant city with a rich history and plenty of things to see and do. Visit the stunning Chelmsford Cathedral, explore the beautiful Hylands House and Estate, or take a leisurely stroll along the River Chelmer. The city also boasts a wide range of shops, restaurants, and entertainment

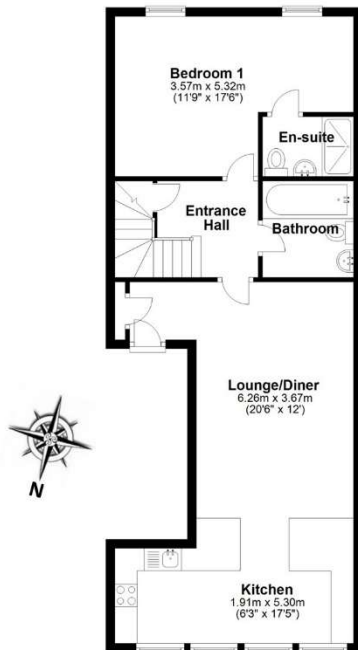
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

## Floor Plans

First Floor



APPROX INTERNAL FLOOR AREA  
71 SQ M 766 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
119 SQ M 1286 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

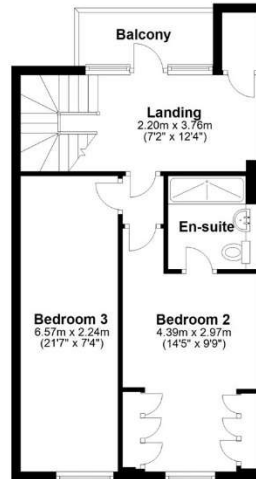
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APARTMENTS



Second Floor



APPROX INTERNAL FLOOR AREA  
48 SQ M 520 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
119 SQ M 1286 SQ FT

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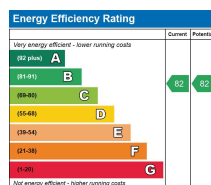
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APARTMENTS

## Features

- Three double bedrooms
- Beautifully presented throughout
- Open plan living
- An impressive 1286 sq ft
- Allocated parking for two cars
- Two en-suites and family bathroom
- Duplex apartment
- Balcony off the landing area
- Excellent A12 Access
- Close to a range of local shops & pubs

## EPC Rating



## The Nitty Gritty

Tenure: Leasehold

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

Lease length: 125 years from 24/3/2016. Expiring  
on 23/3/2141 with 114 years remaining.

Ground rent: £536.48 per annum. Reviewed every  
10 years next review date 01/04/2036.

Service charge: From 01/04/2026 to 30/06/2026  
the service charge is £445.33 which includes a  
reserve fund. The total year equates to £1,802.68.  
The service charge is reviewed annually.

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 £36 inc. VAT  
per person (non-refundable) to complete our Anti  
Money Laundering Identity checks.

