



High Street, Great Baddow, Essex CM2 7HF
By auction £50,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. LOCATED IN A POPULAR RETIREMENT DEVELOPMENT FOR THE OVER 60'S is this one bedroom apartment. Set in the heart of Great Baddow with excellent bus services to Chelmsford & most conveniently situated for local shops within 'The Vineyards' such as Co-Operative, Post Office, butcher, hairdressers & library.

The property benefits from a residents lounge and communal gardens. Palmerston Lodge comprises 31 properties arranged over two floors. The Development manager can be contacted from various points within each property in the case of an emergency. There is also a 24 hour Appello emergency call system. The property comprises an entrance hall, lounge diner, kitchen & a bedroom with fitted wardrobes. NO ONWARD CHAIN. Energy rating C. Council tax band B. Leasehold.



Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Communal Entrance

Intercom system.

FIRST FLOOR

Entrance Hall

Wooden entrance door, storage heater, intercom system, access to roof space, doors to:

Bedroom 12'8">8'7 x 8'7 (3.86m>2.62m x 2.62m)

Windows and storage heater, fitted wardrobes.

Bathroom

Velux window and fan heater. Suite comprising panelled bath with shower attachment, pedestal wash hand basin, wc. Fully tiled walls. Light with shaver point.

Lounge Diner 13'7 x 11'8 (4.14m x 3.56m)

Window and storage heater, door to:

Kitchen 10'2 x 6'10 (3.10m x 2.08m)

Velux window and electric fan heater. One and half bowl sink unit set into laminate work surfaces. Fitted storage units with drawers. Electric cooker, washing machine. Space for fridge freezer. Tiled splash backs.

EXTERIOR

Well tended communal gardens. Residents & visitors parking.

Lease Information

We are advised the lease was created in 1988 and has 62 years remaining. The annual ground rent is £160.30 and the annual service charge is £3,339.70.

Agents Notes, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person

(including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that 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.



FIRST FLOOR APARTMENT



NOT TO SCALE

