

HOME



Great Baddow
£250,000
2-bed first floor apartment

Armstrong Gibbs Court

This stunning 2 bedroom, 2 bathroom flat offers the perfect blend of modern elegance and convenience. There is a spacious open plan living/kitchen area, perfect for entertaining guests or relaxing after a long day. The kitchen boasts sleek, contemporary fittings and high-end appliances, making meal preparation a breeze. One of the standout features of this property is the walk-in wardrobe in the master bedroom and an En-suite, providing ample storage space for all your belongings and complete privacy. The security entrance system also ensures peace of mind for residents, allowing you to feel secure in your own home.

With 2 allocated parking spaces, you will never have to worry about finding a spot for your vehicle. The long lease remaining of 116 years offers added value and security for future homeowners. Additionally, the gas central heating system provides efficient and cost-effective heating throughout the property. Conveniently located just 2 miles from Chelmsford station. The property is also just a stone's throw away from Vineyards shopping square, offering a variety of shops and amenities at your doorstep. Superb access to the A12 and A130 makes traveling in and around Chelmsford easy and convenient. And with no onwards chain, this property is ready for you to move in and make it your own. Don't miss out on this exceptional opportunity to own a world-class property in the heart of Chelmsford.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370



First Floor



TOTAL APPROX INTERNAL FLOOR AREA
69 SQ M 739 SQ FT

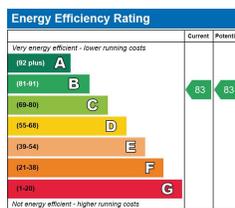
This plan is for layout guidance only and is **NOT TO SCALE**.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Features

- 2 allocated parking spaces
- Walk in wardrobe
- Security entrance system
- Open plan living/kitchen area
- Long remaining lease of 116 years
- En-suite to master bedroom
- Gas central heating
- Stones throw from Vineyards shopping square
- Superb A12 & A130 Access
- NO ONWARD CHAIN!

EPC Rating



Leasehold Information

Tenure: Leasehold

The Council tax band for the property is Band C with an annual amount of £1,981.76

Lease length: The property was built with a 125 year lease from 28/07/2017 and expires on 27/07/2142. There are 116 years remaining.

Ground rent: £350 per annum and is reviewed every 10 years.

Service charge: £1,658.72 for the period - 01/10/25 to 31/09/26 . The service charge is reviewed annually and paid every 6 months, next payment 31/03/26.

The Nitty Gritty

Agents Note: Furniture shown in the marketing video is computer-generated and for illustrative purposes only.

The Nitty Gritty (Harry Potter Edition) As a well-established part of the local magical community, we've come to know which professionals truly excel at their craft. If we recommend one to you, it's done in good faith that they'll help ensure your journey is as smooth and spell-free as possible.

A quick note from the Ministry: on rare occasions (and certainly not the majority), some of the parties we recommend may pay us a referral fee of up to £200. You are under no obligation to enlist the services of any third party we suggest — the choice is always yours.

Should your quest be successful and you have an offer accepted on one of our properties and proceed to purchase, there is an administration charge of £36 per person (including VAT, non-refundable). This covers our Anti-Money Laundering identity checks — because even in the wizarding world, rules and regulations must be observed.

