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For Sale

Adrians

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The Vineyards, Great Baddow, Chelmsford, CM2 7QN

This exceptionally well presented one bedroom fifth floor apartment provides a fantastic view over the centre of Great Baddow from its own private balcony on one side, whilst to the other are distant views towards the North of Chelmsford. Immaculately presented throughout and with recently remodelled kitchen and shower room, the property makes a great purchase for any first time buyer. Originally a wooded 18th Century Georgian mansion, The Vineyards is now a small modern shopping parade offering a host of conveniences. Viewing is strongly advised.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Entrance door to

ENTRANCE HALL

Radiator, storage cupboard, doors to

LOUNGE 5.03m (16'6) x 2.92m (9'7)

A very bright and spacious room with full width double glazed sliding doors to the balcony, laminate wood flooring, radiator, door through to

KITCHEN 2.95m (9'8) x 2.39m (7'10)

More recently fitted with a comprehensive range of light coloured wall and base level units, white marble effect worktops with matching upstands, inset single drainer sink unit with mixer tap, four ring electric hob with oven beneath and hood above, space for appliances.

BEDROOM 5.36m (17'7) x 2.77m (9'1)

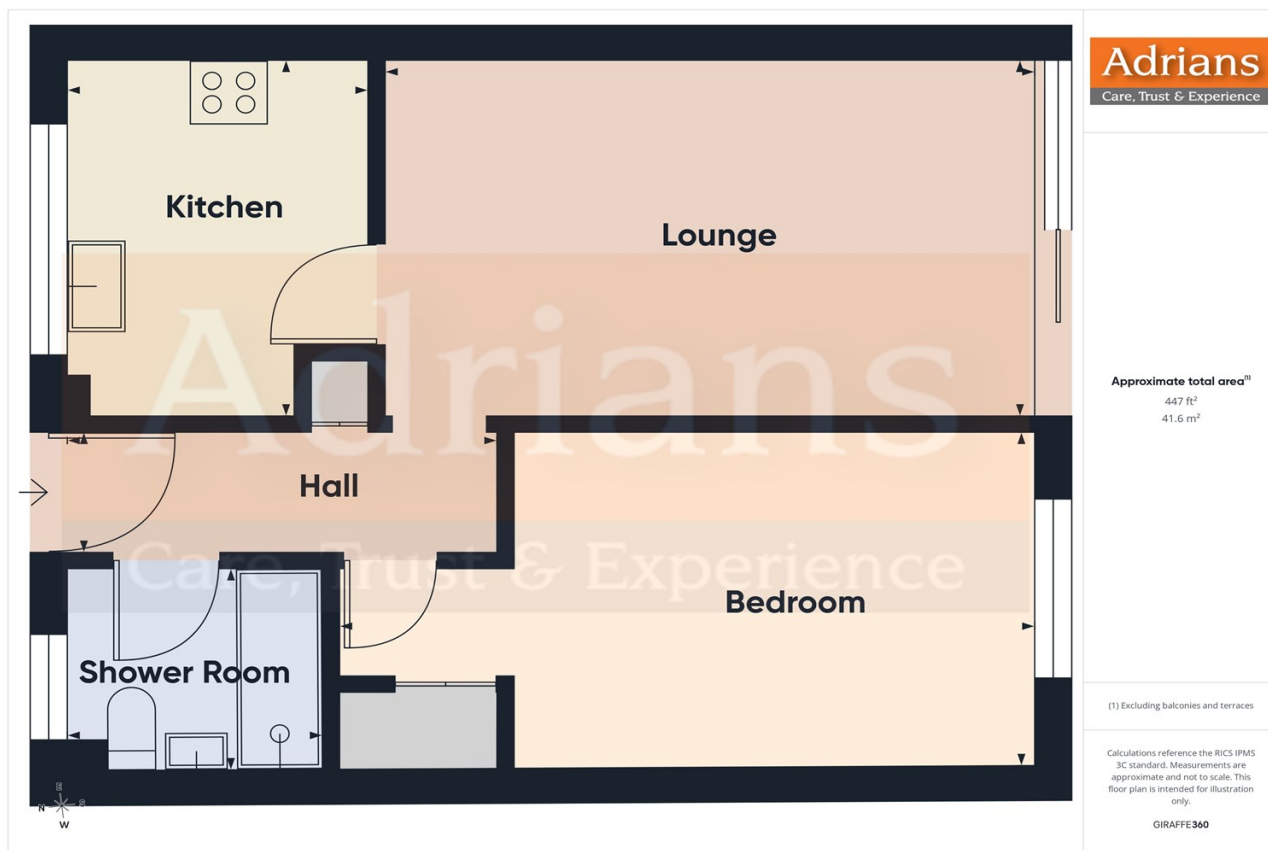
Double glazed window to rear with pleasant views towards St Marys Church, built in wardrobe, radiator.

SHOWER ROOM

High levelled obscure double glazed window to front, modern suite comprising step-in shower with fixed glazed screen, wash hand basin with mixer tap and storage cupboard under, matching low level w.c with full and half flush, brick-work style tiling to walls, heated towel rail, extractor fan.

COMMUNAL AREAS

There are lifts and stairs to all levels and these areas in our opinion are of a good standard and well-kept. The main entrance leads directly onto The Vineyards shopping parade and therefore you are within just a few steps of a range of conveniences. For those commuting, Chelmsford City centre is just a short drive whilst many will use the local Park & Ride bus service.



EPC RATING: C
COUNCIL TAX BAND: A
Leasehold

LENGTH OF LEASE: approx. 101 years remaining
ANNUAL GROUND RENT: approx. £100
ANNUAL SERVICE CHARGE: approx. £3200

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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