

# HOME



**Chelmsford**  
**Guide Price £240,000 - £250,000**  
**2-bed first floor apartment**

## Armstrong Gibbs Court

This stunning apartment in Great Baddow is the perfect blend of modern convenience and comfort. The property boasts two spacious double bedrooms, ideal for a small family or professionals looking for extra space. The open plan living/kitchen area is perfect for entertaining guests or simply relaxing after a long day.

The apartment benefits from gas central heating, ensuring you stay warm and cozy throughout the year. With a long lease remaining of 116 years, you can rest assured that this property is a secure investment for the future. The allocated parking space provides added convenience for those with a vehicle.

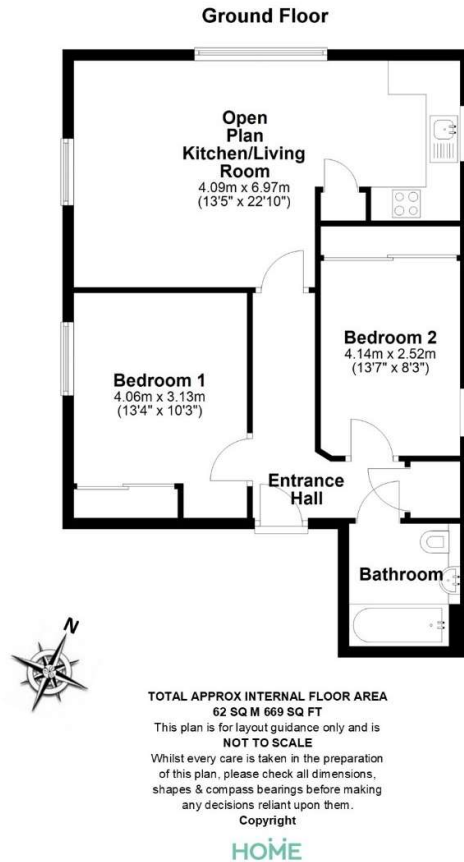
Located just 2 miles from Chelmsford station, this property is ideal for commuters looking to easily access London and other major cities. Additionally, the A12 & A130 access ensures that you can easily travel by car to surrounding areas.

For shopping and dining options, the apartment is just a stone's throw away from Vineyards shopping square, where you can find a variety of retail stores, cafes, and restaurants. Chelmsford offers a range of activities and attractions for residents. Explore the picturesque Hylands House and Estate, perfect for a weekend stroll or picnic.

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

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

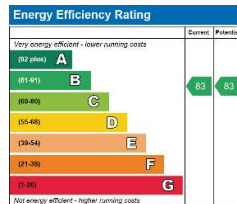
**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370



**Features**

- Modern throughout
- First floor apartment
- Two double bedrooms
- Allocated parking
- Open plan living/kitchen area
- Long lease remaining of 116 years
- 2 Miles to Chelmsford station
- Gas central heating
- Stones throw from Vineyards shopping square
- Superb A12 & A130 Access

**EPC Rating**



**Leasehold Information**

Tenure: Leasehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,981.76

Lease length: Lease length: 125 years from 28th July 2017. There are 116 years remaining.

Ground rent: £350 per annum.

Service charge: From 01.04.2025 to 30.09.2025 the charge is £766.17.

**The Nitty Gritty**

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.

