

# HOME



**Great Baddow**  
**£180,000**  
**1-bed ground floor apartment**

## Baden Powell Close

This modern ground floor apartment is located in the popular village of Great Baddow and is a perfect purchase for a first time buyer or those looking to downsize and stay near family. Inside, there is an entrance hall, a spacious lounge, separate kitchen, and double bedroom, providing ample living space. Outside, there is your own garage and the use of a communal garden area for the development. This home is being offered for sale with no onward chain.

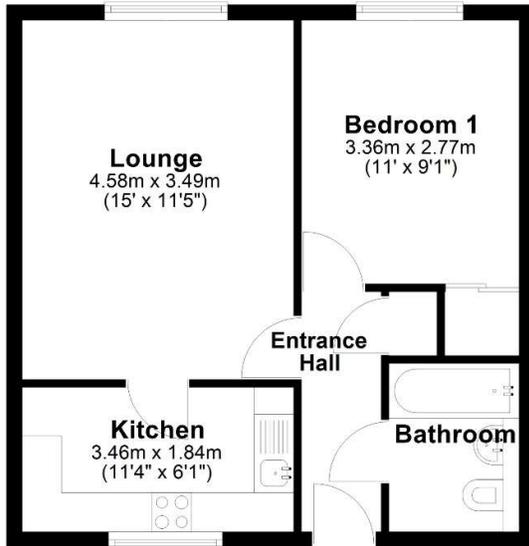
Baden Powell Close is situated just a short walk of The Vineyards shopping square which more than caters for all your everyday living needs and home to the amazing Moda Turkish restaurant. Great Baddow has traditional public houses serving hot food and a good selection of real ales, various parks and open spaces. The Park and Ride bus service is located near by which offers a regular service direct to the City centre and Railway Station, Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. Junction 18 of the A12 is located just over a mile away with connecting road links to the A130 for Southend Airport & the M25 London.

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

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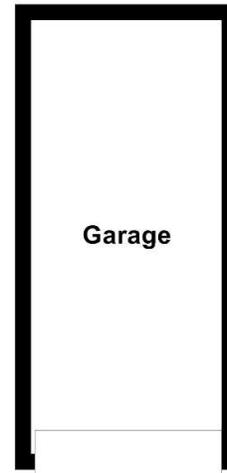
**Ground Floor**



**APPROX INTERNAL FLOOR AREA**  
41 SQ M 444 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.



**Garage**



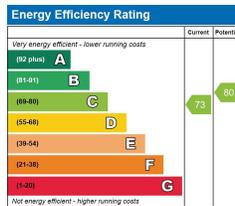
**APPROX INTERNAL FLOOR AREA**  
41 SQ M 145 SQ FT  
This plan is for layout guidance only and is **NOT TO SCALE**  
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**Features**

- No onward chain
- Own garage
- Ground floor
- Walking distance of The Vineyards shopping square
- Near by to the Park & Ride bus service to the railway station
- Good access to the A12 A130
- Lounge & separate kitchen
- uPVC double glazed windows
- Electric heating
- Must be viewed

**EPC Rating**



**Leasehold Information**

Tenure: Leasehold

Length of lease: The property was built with a 125 year lease commencing 01/01/2006 . There are 105 years remaining

Ground Rent: £250.00 per annum and is reviewed every 25 years of the start date of the term.

Service Charge: £2,209 per annum which is reviewed annually.

Council Tax: The Council tax for this property is band C with an annual amount of £1,981.76.

**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.

