

# HOME



**Great Baddow**  
**£240,000**  
**3-bed first floor apartment**

## Seabrook Road

Impressively spacious three-bedroom first floor apartment, set within the ever-popular Great Baddow village location.

From the moment you step inside, this home immediately stands out for its bright, airy feel and generous proportions throughout. Thoughtfully maintained and finished to a high standard, it offers a wonderful sense of space that's perfect for both everyday living and entertaining.

The apartment boasts three well-sized bedrooms, complemented by light-filled living areas that create a welcoming and comfortable environment. Every room flows effortlessly, enhancing the feeling of openness and making the most of the natural light.

Occupying a desirable first floor position, the property enjoys an elevated sense of privacy while still being easily accessible, ideal for a wide range of buyers.

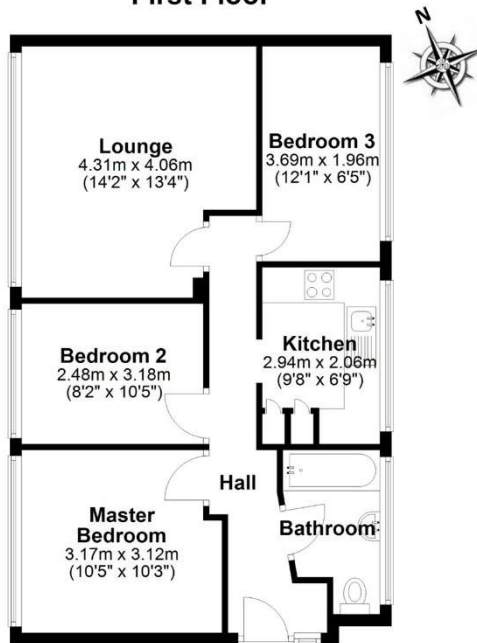
Situated within the heart of Great Baddow, the area is known for its charming village atmosphere, excellent local schools, and a great selection of shops, pubs, and everyday amenities. With Chelmsford city centre just a short distance away, along with convenient transport links including mainline rail services into London, it perfectly balances relaxed village living with modern convenience.

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

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First Floor



TOTAL APPROX INTERNAL FLOOR AREA  
61 SQ M 662 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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APARTMENTS

**Features**

- Ideal purchase for first-time buyers, downsizers, or investors
- Rarely Available
- Three good-sized bedrooms offering flexibility for families or home working
- Situated in the highly sought-after Great Baddow village location
- Chelmsford City Centre - approx 2.0 miles
- Gas central heating
- 662 SQFT
- Excellent access to local shops, schools, and everyday amenities

**EPC Rating**

T.B.C

**Leasehold Information**

Tenure: Leasehold

Lease: The property lease was renewed in April 2017 and expires on 23 June 2187. There are 161 Years remaining

Service Charge: For the period of 01/01/20206 – 01/04/2026 the service charge is £375.00.

The vendor has advised the property has no ground rent charges.

Band B is the council tax band for this property with an annual amount of £1,734.04.

**The Nitty Gritty (Summer Edition)**

As part of the community, we've spent time getting to know the best people for the job - so when we recommend someone, it's with the confidence that they'll keep your move smooth and easy... like a laid-back BBQ, a sunny beach day, or a carefree afternoon at the funfair.

Just so you know, a small number of the professionals we recommend (definitely not the majority) may occasionally pay us a referral fee of up to £200. But there's absolutely no pressure - you're free to choose whoever you like, picnic plans are always better when it's your call.

And when you've found your perfect place and your offer is accepted, there's a £36 inc. VAT admin fee per person (non-refundable) to complete the Anti Money Laundering ID checks - keeping everything simple and sorted so you can get back to enjoying the sunshine

