

APARTMENTS

by HOME PARTNERSHIP



Great Baddow
£240,000
2-bed first floor maisonette

Wood Dale

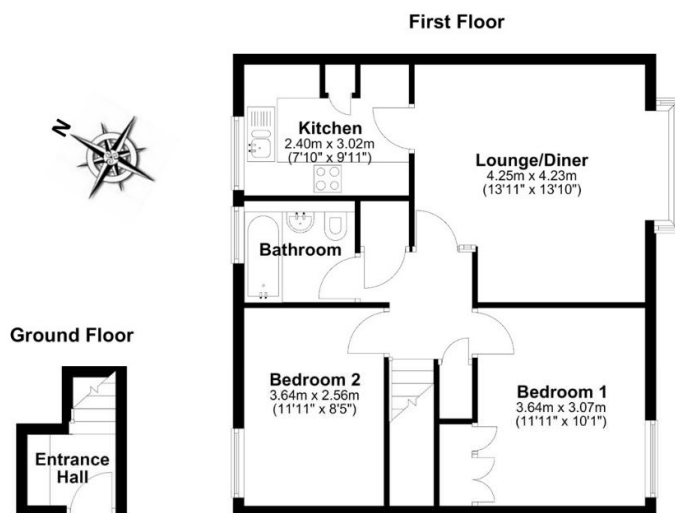
This well presented first floor maisonette is one not to be missed and is offered with no onward chain and a long remaining lease term. Inside, there is a spacious living room, where a large picture window floods the space with natural light, modern kitchen, two double bedrooms making the home equally suited to first-time buyers, professional couples or those looking for an additional room to work from home. The bathroom is well kept, while a boiler installed only a couple of years ago provides extra peace of mind for years to come. Outside, the property continues to impress with a garage located in a nearby block, residents parking and well-maintained communal gardens, offering the ideal balance of convenience and outdoor space.

Location is another real selling point. Everyday essentials are just a short 0.4-mile walk away at the nearby parade of shops, while The Vineyards is only 0.6 miles from the property, home to a selection of shops, cafés, takeaways and other local amenities. Great Baddow is renowned for its friendly community feel, excellent schools and abundance of green open spaces, with nearby parks and riverside walks providing plenty of opportunities to enjoy the outdoors. For commuters, the A12 and A130 are both within easy reach, while Chelmsford city centre and its mainline station are only a short journey away, offering fast and direct services into London Liverpool Street.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

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



TOTAL APPROX INTERNAL FLOOR AREA
63 SQ M 681 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.

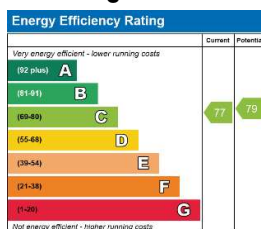
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APARTMENTS

Features

- No onward chain
- Long remaining lease term
- Garage in a block
- Recently fitted modern kitchen
- Two double bedrooms
- 0.6 Mile walk from The vineyards
- Close to A130 and A12
- On a bus route to the City & railway station
- Residents parking
- Perfect first time or buy to let purchase

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 957 year lease commencing 12 April 2023. There are 954 years remaining

Service Charge: For the period of 01/04/2026 - 31/03/2027 the service charge is £1,380. The service charge is reviewed annually.

Ground Rent: Peppercorn

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

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.

