



High Street, Great Baddow, Essex CM2 7HF  
£110,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents

LOCATED IN A POPULAR RETIREMENT DEVELOPMENT FOR THE OVER 60'S is this one bedroom apartment. Set in the heart of Great Baddow with excellent bus services to Chelmsford & most conveniently situated for local shops within 'The Vineyards' such as Co-Operative, Post Office, butcher, hairdressers & library.

The property benefits from a residents lounge and communal gardens. Palmerston Lodge comprises 31 properties arranged over two floors. The Development manager can be contacted from various points within each property in the case of an emergency. There is also a 24 hour Appello emergency call system. The property comprises an entrance hall, lounge diner, kitchen & a bedroom with fitted wardrobes. NO ONWARD CHAIN. Energy rating C.



## **Communal Entrance**

Intercom system.

## **FIRST FLOOR**

### **Entrance Hall**

Wooden entrance door, storage heater, intercom system, access to roof space, doors to:

### **Bedroom 12'8>8'7 x 8'7 (3.86m>2.62m x 2.62m)**

Windows and storage heater, fitted wardrobes.

### **Bathroom**

Velux window and fan heater. Suite comprising panelled bath with shower attachment, pedestal wash hand basin, wc. Fully tiled walls. Light with shaver point.

### **Lounge Diner 13'7 x 11'8 (4.14m x 3.56m)**

Window and storage heater, door to:

### **Kitchen 10'2 x 6'10 (3.10m x 2.08m)**

Velux window and electric fan heater. One and half bowl sink unit set into laminate work surfaces. Fitted storage units with drawers. Electric cooker, washing machine. Space for fridge freezer. Tiled splash backs.

## **EXTERIOR**

Well tended communal gardens. Residents & visitors parking.

## **Lease Information**

We are advised the lease was created in 1988 and has 62 years remaining. The annual ground rent is £160.30 and the annual service charge is £3,339.70.

## **Agents Notes, Money Laundering & Referrals**

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries

have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that 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.





### FIRST FLOOR APARTMENT



NOT TO SCALE

