



# 59 The Vineyards, Great Baddow, Chelmsford, Essex, CM2 7QN

- ONE BEDROOM FOURTH FLOOR APARTMENT
- STUNNING VIEWS OVER GREAT BADDOW AND CHELMSFORD
- NEW GAS BOILER
- PERMIT PARKING
- LOUNGE / DINER
- BALCONY
- STAIRS AND LIFTS TO ALL FLOORS
- MODERN BATHROOM SUITE





## PROPERTY DESCRIPTION

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Welcome to this charming one-bedroom apartment located in the heart of Great Baddow, offering a perfect blend of comfort, style, and convenience. Ideal for first-time buyers, professionals, or investors, this delightful property promises a warm and inviting living space with all the amenities you need. Nestled in a peaceful residential area, yet close to local shops, schools, and excellent transport links, this apartment is perfectly positioned for modern living.

Step inside to discover a spacious reception room that serves as the heart of the home. Flooded with natural light, this versatile space is perfect for relaxing, entertaining guests, or creating a cosy dining area. The neutral décor and quality flooring provide a calm and contemporary ambiance, ready for you to personalise with your own style and furnishings.

The well-appointed kitchen adjoins the reception room, featuring ample storage cabinets, sleek countertops, and space for essential appliances. Whether you're whipping up a quick breakfast or preparing a homemade dinner.

The generous bedroom is a peaceful retreat, designed to accommodate a double bed and additional furniture with ease. Large windows ensure plenty of daylight, creating a bright and airy atmosphere to help you unwind after a busy day.

Completing the property is a modern bathroom with stylish fittings, including a full-sized bath with shower overhead, a wash basin, and a WC. Finished with contemporary tiling and fixtures, this bathroom delivers both functionality and comfort.

Additional features of this fourth-floor apartment include double-glazed windows throughout, providing excellent insulation and noise reduction, as well as a secure entry system for peace of mind. Residents will also benefit from allocated parking, enhancing convenience for car owners.

Great Baddow is a vibrant community with plenty to offer. From local parks and recreational facilities to a variety of shops, cafes, and eateries, everything you need is within easy reach. The nearby transport links make commuting to Chelmsford city centre and beyond straightforward—with trains to London Liverpool Street and road access to the A12 motorway just minutes away.





## ROOM DESCRIPTIONS

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### Communal Entrance

Security doors with electronic key pad, access to lifts and stairs.

### Entrance Hall

Upvc door to front, gas radiator, storage cupboard.

### Lounge/Diner

9' 08" x 15' 11" (2.95m x 4.85m) Sliding doors to rear leading to balcony, radiator.

### Kitchen

7' 07" x 9' 07" (2.31m x 2.92m) Double glazed window to front, fitted with a range of matching eye and base level units,, integrated electric oven, hob and extractor over, washing machine and fridge freezer and dishwasher, stainless steel single drainer sink unit with mixer taps, tiled splashbacks.

### Balcony

great views over Great Baddow.

### Bedroom

9' 01" x 17' 04" (2.77m x 5.28m) Double glazed window to rear, radiator, built in cupboard.

### Bathroom

Double glazed obscure window to the front, recently re fitted bathroom suite, white panel bath with shower over and glass screen, sink with vanity unit below, low level w/c, heated towel rail, tiled walls and floor.

### Parking

Permit parking

### Viewings

By prior appointment with Balch Estate Agents. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### Agents Notes

New Boiler fitted in December 2025

Lease length 101 years remaining

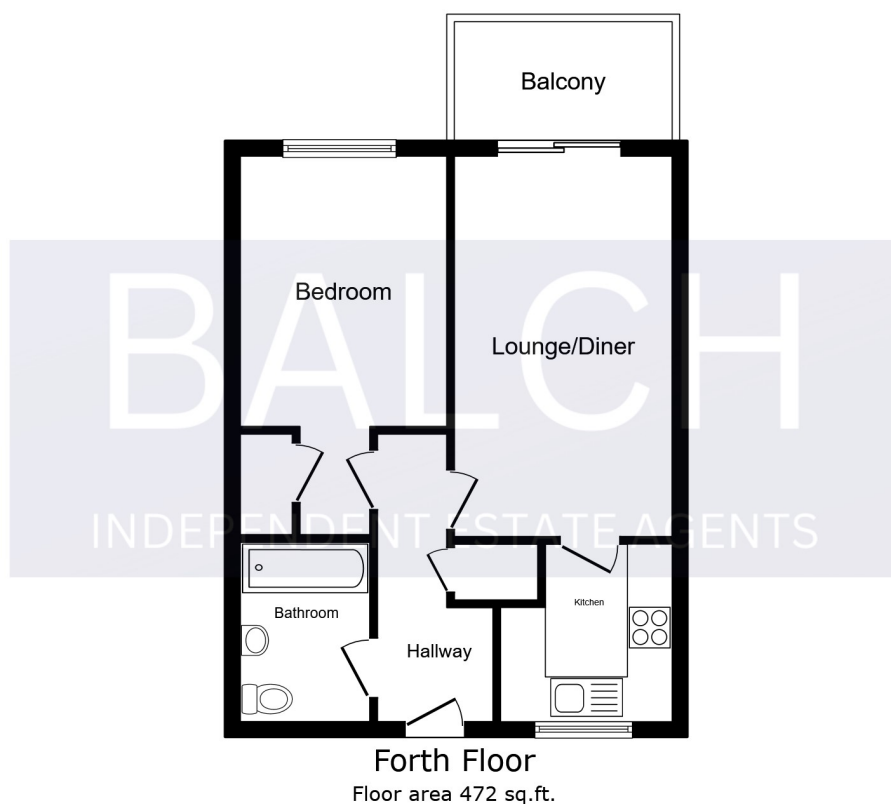
Service Charge £3116.67pa

Ground Rent £100.00pa



## FLOORPLAN

The Vineyards, Great Baddow, Chelmsford, CM2 7QN



Total floor area: 472 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)