

FOR SALE

Asking Price £140,000 Leasehold



The Vineyards, Great Baddow, Essex, CM2 7QS

- ONE BEDROOM APARTMENT
- GAS RADIATOR CENTRAL HEATING
- LOUNGE / DINER
- BUILT IN WARDROBE TO BEDROOM
- COUNCIL TAX BAND - A
- SECOND FLOOR
- LIFT AND STAIRS TO ALL FLOORS
- WALK ON BALCONY
- PERMIT PARKING AVAILABLE
- EPC BAND (C)



PROPERTY DESCRIPTION

Located within the popular village of Great Baddow, this well presented one bedroom second floor apartment offers bright, well proportioned accommodation, making it an ideal first time purchase, buy to let investment or low maintenance home. Benefitting from both lift and stair access, gas radiator central heating, a private walk on balcony and permit parking, the property combines comfort with convenience in a sought after location.

Great Baddow continues to be one of Chelmsford's most desirable villages, offering a fantastic range of local amenities including shops, cafés, restaurants and supermarkets, together with nearby parks and pleasant riverside walks. Excellent transport links provide easy access to Chelmsford city centre, the A12 and Mainline Railway Station with direct services into London Liverpool Street.

The accommodation begins with a welcoming entrance hall leading through to a spacious lounge/dining room, filled with natural light and providing plenty of space for both relaxing and entertaining. Doors open onto the private walk on balcony, creating the perfect spot to enjoy a morning coffee or unwind at the end of the day. The adjoining fitted kitchen offers a practical layout with ample storage and worktop space.

The generous double bedroom benefits from a built in wardrobe, providing excellent storage whilst maintaining a spacious feel. Completing the accommodation is a modern bathroom fitted with a contemporary white suite.

Further benefits include gas radiator central heating, permit parking and the convenience of lift access to all floors, making the apartment suitable for a wide range of buyers.

Offering spacious accommodation, a desirable location and excellent everyday convenience, this attractive apartment presents a fantastic opportunity for first time buyers, investors or those looking to downsize, all within easy reach of Chelmsford city centre and its excellent transport connections.



ROOM DESCRIPTIONS

Lounge / Diner

16' 7" x 9' 7" (5.05m x 2.92m)

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m)

Bedroom

17' 9" x 9' 1" (5.41m x 2.77m)

Shower room

7' 2" x 5' 4" (2.18m x 1.63m)

Balcony

Parking

Permit Parking

Agent notes

Lease length: 250 years from 20 March 2006.
229 years remaining.

Service Charge: Estimated £3,166.51 pa

Ground Rent: £100.00pa

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.

Should your offer be accepted on one of our properties, all purchasers will be required to complete Anti Money Laundering (AML) identity verification checks. A non-refundable administration fee of £30.00 plus VAT per person is payable before a Memorandum of Sale is issued.

Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN & EPC

BALCH

INDEPENDENT ESTATE AGENTS

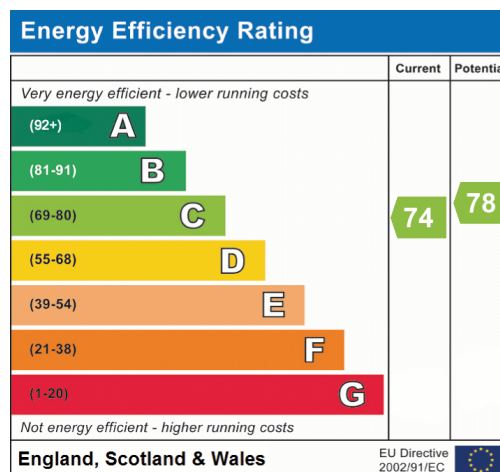
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

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