

FOR SALE

Offers in Region of £265,000 Leasehold



BALCH
INDEPENDENT ESTATE AGENTS

Armstrong Gibbs Court, Chelmsford, Essex, CM2 7FR

- TWO BEDROOM APARTMENT
- TWO BATHROOMS
- SECOND FLOOR
- ALLOCATED PARKING
- PRIVATE BALCONY
- MODERN THROUGHOUT
- APPROX 721 SQFT
- COUNCIL TAX BAND C
- EPC BAND B
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Situated on the second floor, this impressive two-bedroom apartment offers approximately 721 sq. ft. of well-planned accommodation, presented in superb condition throughout. The property features a bright and spacious reception room, a contemporary kitchen, two well-proportioned bedrooms including a principal bedroom with en suite and direct access to a private balcony, alongside a further modern bathroom.

Further benefits include allocated parking, an excellent EPC Band B rating and the advantage of being offered with no onward chain, making this an ideal purchase for first time buyers, professionals or investors alike.

Conveniently positioned for access to local amenities, shops, cafés, green spaces and transport links, the apartment combines modern living with everyday practicality. With its stylish interiors, private outdoor space and ready to move into condition, this is an excellent opportunity to acquire a well-appointed home in a desirable and well-connected location.



ROOM DESCRIPTIONS

Kitchen/Lounge

21' 10" x 11' 8" (6.65m x 3.56m)

Bedroom One

10' 6" x 9' 9" (3.20m x 2.97m)

En-suite

7' 4" x 6' 7" (2.24m x 2.01m)

Bedroom Two

11' 9" x 10' 0" (3.58m x 3.05m)

Bathroom

7' 4" x 6' 7" (2.24m x 2.01m)

Externally

This property benefits from a private balcony facing the rear of the property accessible via bedroom one.

An allocated parking space to the front.

Agent Notes

Lease length: 115 years remaining

Ground Rent: £350pa

Service Charge: £2,128.68pa

Council Tax Band C: £2,040pa

Viewings

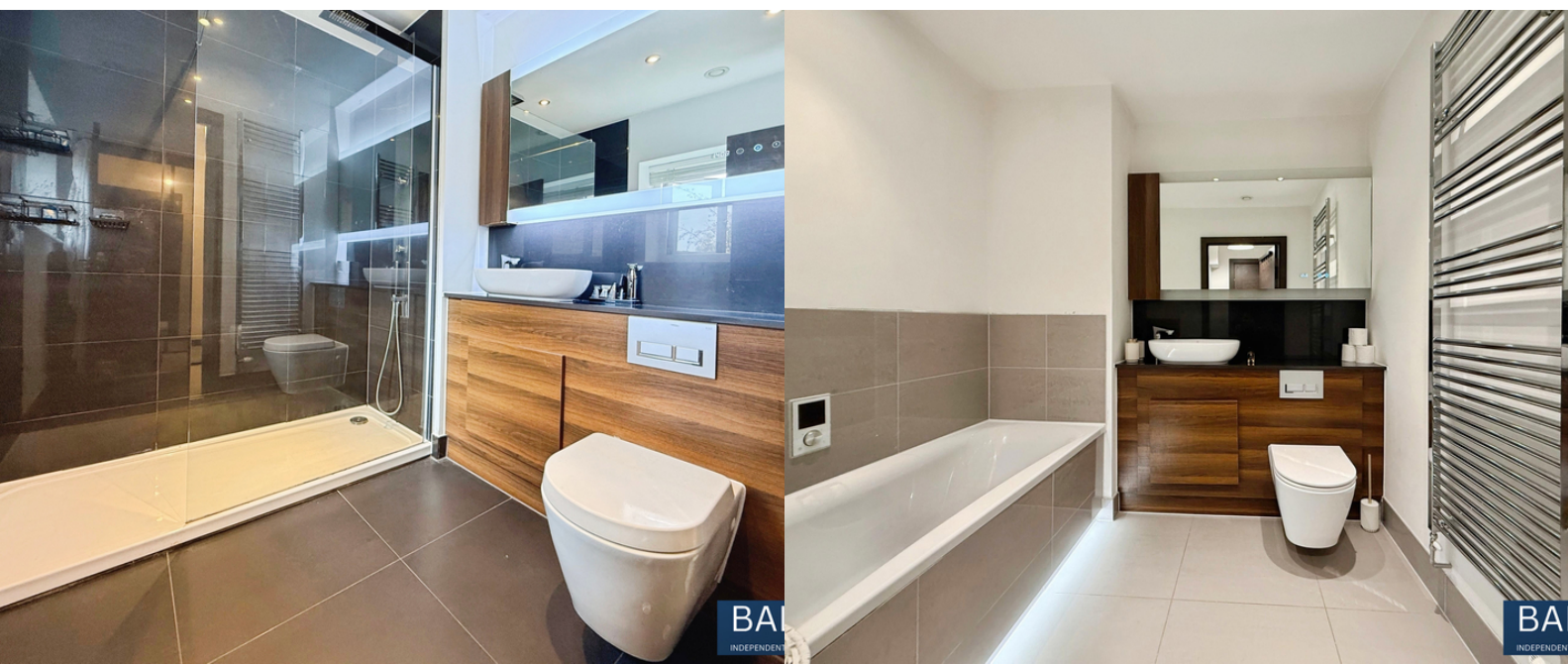
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

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.

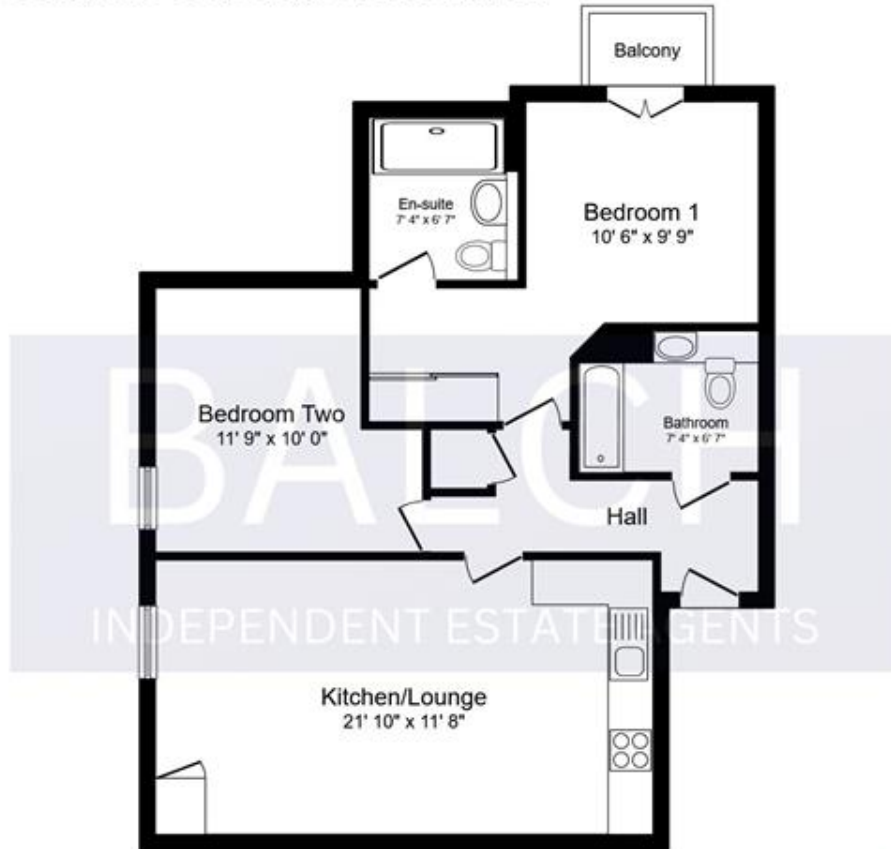


FLOORPLAN & EPC

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Armstrong Gibbs Court, The Causeway, Great Baddow



Floor Plan

Total floor area: (721 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Chelmsford
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