



## 17 Searle Close, Chelmsford, CM2 9GB

**£245,000**

Located at the end of a small cul de sac, this exceptionally well presented and MODERN GROUND FLOOR APARTMENT is positioned to the rear of the block and bordered by the landscaped communal grounds.

The DECEPTIVELY SPACIOUS accommodation briefly comprises: Hallway with a good sized storage cupboard off and an airing cupboard, TWO DOUBLE BEDROOMS each with fitted wardrobes, open plan living room and kitchen area and a Bathrom. Double opening French doors from the living room provide access to a paved terrace overlooking the communal grounds.



### Location

The apartment is conveniently located just off Beehive Lane in Great Baddow which is within a twenty minute walk from Chelmsford City Centre.

Great Baddow is a popular area which benefits from primary, secondary schools, local shops and is on a regular bus route to the City Centre. The City Centre has excellent shopping and leisure facilities which includes the popular Bond Street shopping precinct, an array of bars and restaurants and the Riverside Ice Rink. Chelmsford rail station provides regular services to London Liverpool Street Station with a journey time of around 35 minutes.

### Hallway



With doors off to the Living Room, Bedrooms and the Bathroom. Additionally there is a built in airing cupboard and a further useful cupboard for storage purposes.

### Living Room Area

13'9" x 11'9" (4.2 x 3.6)



With double opening French doors to the paved terrace area and access to the communal gardens.

### Additional Image



### Kitchen Area

11'9" x 5'6" (3.6 x 1.7)



With a window to the side aspect. The modern and well-equipped kitchen is fitted with a range of eye level and base level units with rolled edge worksurfaces over and tiled splash backs., There is a built-in electric oven, with hob and extractor hood over, together with space for a washing machine and fridge/freezer.

### Additional Image





**Bedroom One**  
11'9" x 8'2" (3.6 x 2.5)



With a window to the rear aspect and built in wardrobes.

**Bedroom Two**  
9'6" x 7'10" (2.9 x 2.4)



With a window to the rear aspect and built in wardrobes.

**Bathroom**



With a window to the side side aspect, fitted with a low level w/c, wash basin with storage under and a bath with shower over.

**Outside**



Paved terrace area together with communal garden areas and allocated parking to the front of the building.

**Additional Image**



**Additional Image**





### Additional Image



Section 21 of the Estate Agents Act 1979 applies in this instance, as the seller is an employee/relationship/director with Carlton Estates.



### Lease Details

Lease Details: 155 years from 2005

The Annual Service Charge is currently £1544.14

The Annual Ground Rent is currently £227.00

### Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

### Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

### Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY  
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- \* THE local agent
  - \* FREE market appraisal
  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
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  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

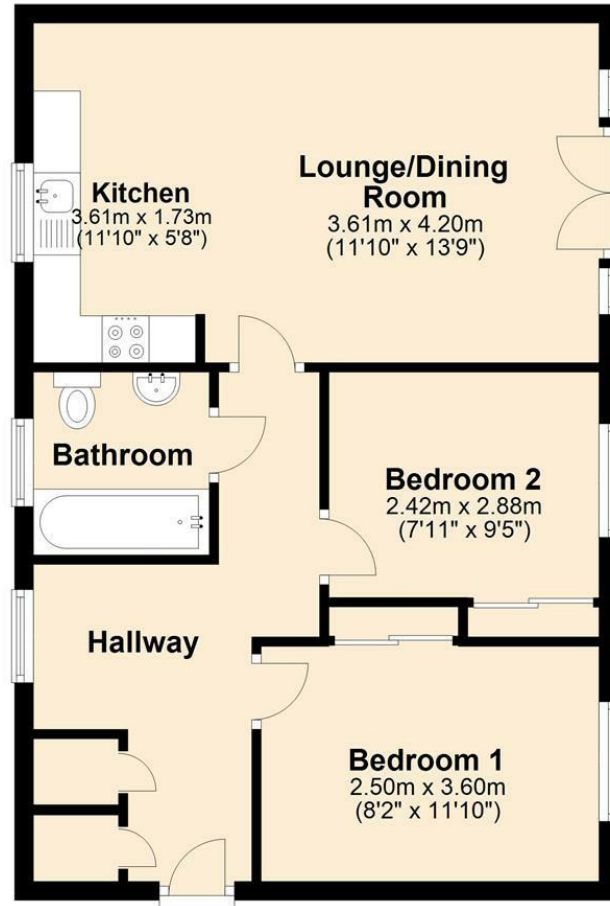
### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

### Section 21

## Ground Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



Total area: approx. 55.2 sq. metres (593.7 sq. feet)

This Floor Plan and the Measurements are a guide Only.  
Plan produced using PlanUp.



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
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