

# High Street, Great Baddow

CM2 7HF

**CURTIS O'BOYLE**

Sales & Lettings





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£200,000 Leasehold

Offered with no onward chain a two bedroom ground floor apartment in this popular retirement complex in the centre of Great Baddow.

Palmerston Lodge is situated just off the High Street in the village of Great Baddow opposite The Vineyards shopping centre. This very attractive complex comprises 13 one bedroom flats and 17 two bedroom flats with its own landscaped gardens and private off road parking area. The complex has its own House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day. Palmerston Lodge was built in 1988 and is managed by First Port. Each flat has its own emergency audio system with direct contact to the House Manager and the accommodation is equipped with emergency pull cords linked to the House Managers control panel together with an external 24 hour back up system. A security entry system enables residents to identify visitors before allowing them to enter.

**ENTRANCE HALL** Timber entrance door from communal hallway, textured and coved ceiling, built in cupboards, door to lounge.

**LOUNGE** 17' 1" x 10' 10" (5.21m x 3.3m) Secondary and double glazed windows to side aspect overlooking green and pond, textured and coved ceiling, wall mounted electric storage heater, doors to inner hall and kitchen.

**KITCHEN** 10' 11" x 6' 10" (3.33m x 2.08m) Double glazed window to side aspect overlooking green and pond, textured ceiling fitted base and wall units, built in electric oven and four ring hob with hood above, one and a quarter bowl stainless steel sink unit with mixer tap inset into work tops, space for washing machine and dishwasher, airing cupboard, wall mounted electric panel heater, wall mounted electric fan heater.

**INNER HALL** Textured and coved ceiling, wall mounted electric panel heater, doors to bedrooms and shower room.

**SHOWER ROOM** 6' 10" x 6' 5" (2.08m x 1.96m) Secondary and double glazed window to side aspect, heated towel rail, wall mounted electric fan heater, textured ceiling shower cubical, pedestal wash hand basin, close coupled WC, part tiled walls.

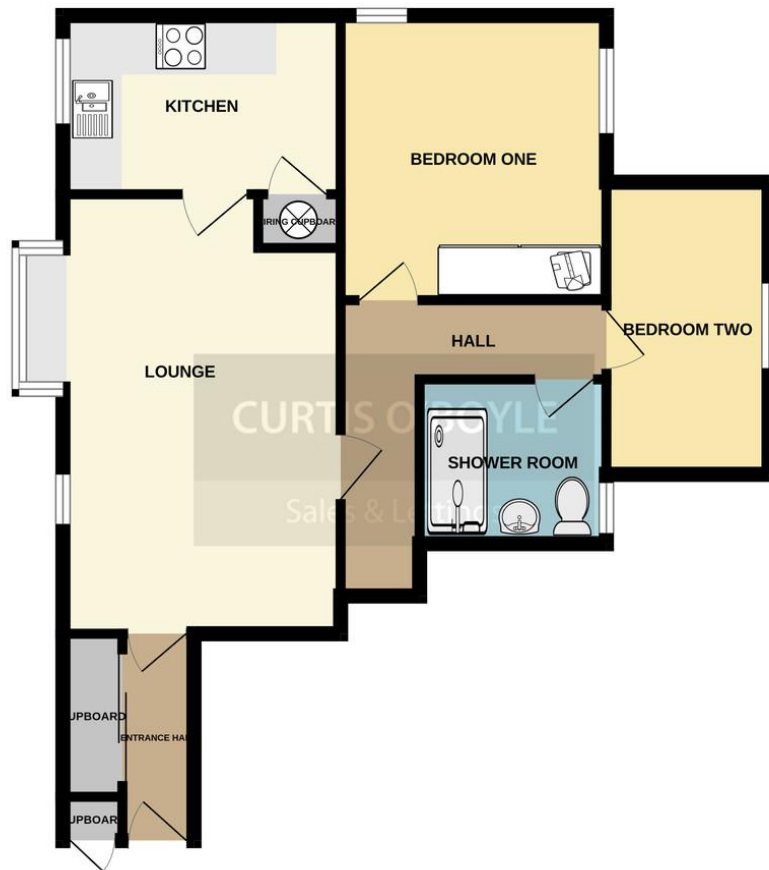
**BEDROOM ONE** 11' x 10' 4" (3.35m x 3.15m) Secondary and double glazed windows to rear and side aspects, wall mounted electric panel heater, fitted wardrobes.

**BEDROOM TWO** 11' 4" x 6' 4" (3.45m x 1.93m) Secondary and double glazed window to side aspect, wall mounted electric storage heater, textured and coved ceiling.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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