

Armstrong Gibbs Court, The Causeway, Great Baddow, Chelmsford, Essex,



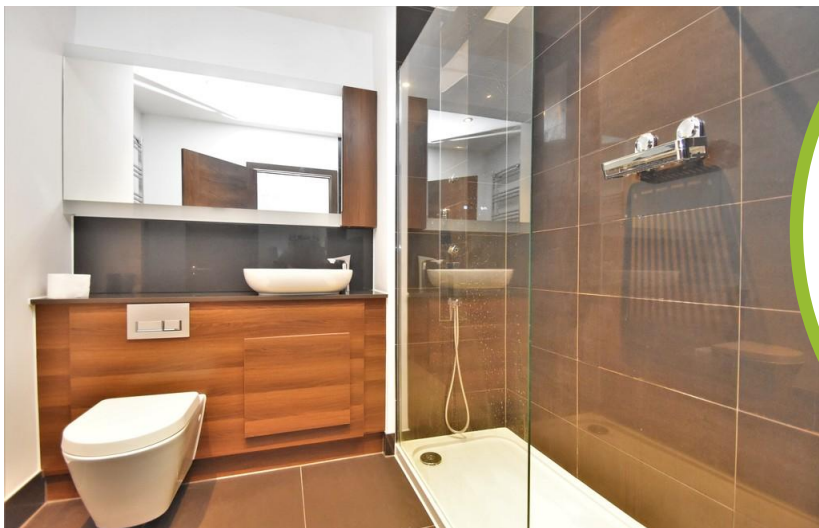
2 bedrooms  
1 reception room  
2 bathrooms

**Leasehold**

Offers In Excess Of

**£315,000**

Subject to contract  
No onward chain



Being offered with no onward chain is this stylish 2 bedroom apartment located within a popular location within Great Baddow, 2 bathrooms, bespoke kitchen and private parking.

## Some details

\*\*\*No Onward Chain\*\*\* Set within the heart of the village of Great Baddow, on the fringes of the City of Chelmsford, is this immaculately maintained and beautifully presented two bedroom luxury apartment. Ideally located within close proximity of local amenities within landscaped communal grounds, Forest Oakwood doors and flooring run throughout the majority of the property.

Boasting a variety of mod-cons including digitally controlled smart taps in the bathroom, Zanussi integrated appliances and instant hot water tap in the bespoke kitchen. LED strip lighting, upvc windows, built-in wardrobes, secure entrance system, allocated parking as well as benefitting from lift facilities.

The internal accommodation comprises a spacious entrance hallway, with access to a storage cupboard, there is access to the reception area, bathroom and bedrooms from here. The living area commences with the bespoke fitted kitchen, finished with modern grey painted units, quartz stone worktops and integrated appliances. Open through to the dining/sitting area that benefits from an enclosed balcony with views over the greenery area.

The master bedroom is of ample proportions and can accommodate a super king bed with ease, and benefits from having ensuite shower facilities, with digitally controlled smart taps, and smart shower system. There is also a large built-in wardrobe. Bedroom two is also a very good size bedroom comfortably accommodating a double bed with room for freestanding furniture.

Completing the internal accommodation is the bathroom which has been finished to an exceptionally high standard. Including the previously mentioned digital smart taps with LED displays, LED strip lighting, bath with shower, vanity unit with hand basin, anti-mist mirror and extractor.

### Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure. The positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

### Entrance hall

not measured

### Reception

21' 7" x 11' 8" (6.58m x 3.56m)

### Bedroom one

19' x 11' 2" (5.79m x 3.4m)

### Bedroom two

11' x 9' (3.35m x 2.74m)

### Ensuite

8' 5" x 6' 7" (2.57m x 2.01m)

### Bathroom

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

### Balcony

10' x 5' (3.05m x 1.52m)

### The outside

The property offers the advantages of designated parking space. There is an enclosed balcony which is accessed from the sitting room and a communal lift.

### Where?

The property is situated in an attractive development to the south of Chelmsford city centre in an established area of Great Baddow. Great Baddow has a wide range of local amenities and is located next to the Vineyards which includes a post office, supermarket, restaurants as well as a butchers and green grocers. There is also a library and public house with straight forward access to Chelmsford city centre with its wider range of shops, restaurants and mainline railway station serving London Liverpool Street. By road the property is conveniently located with direct access in to Chelmsford, the A12 (London-Ipswich bound) and A130.

### Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

Ground Rent - £350.00 per annum - To be confirmed by solicitors

Service Charge - £906.00 per annum - To be confirmed by solicitors.

EPC rating - B

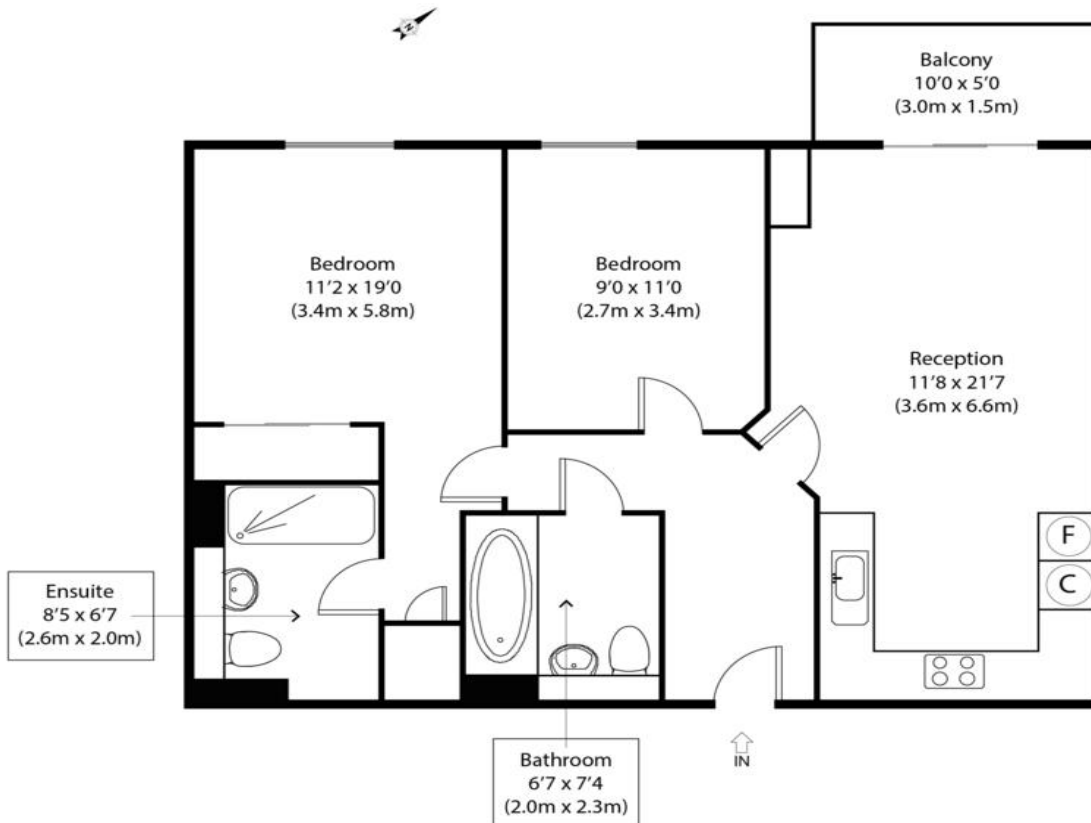
### Viewing

To make an appointment to view this property please call us on 01245 292 100.

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Approximate Gross Internal Area 740 sq ft (69 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

To find out more or book a viewing

**01245 292 100**

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