



19 Palmerston Lodge High Street, Great Baddow , Essex CM2 7HF
£250,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £250,000 - £275,000.....TWO BEDROOM APARTMENT IN A POPULAR RETIREMENT DEVELOPMENT FOR THE OVER 60'S WITH LEASE EXTENDED ALREADY. Set in the heart of Great Baddow with amenities and transport links on your doorstep being conveniently situated for local shops within 'The Vineyards' such as Co-Operative, Post Office, local butcher, library and local bus service into Chelmsford City Centre. The property further benefits from a residents lounge, and communal gardens. Palmerston Lodge was constructed by Higgs and Hill Homes and comprises 31 properties arranged over 2 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. All of the above to be offered with NO ONWARD CHAIN.....

Entrance Hall

Accessed via wooden front door. Telephone entry system. Airing cupboard housing immersion heater. Heater. Emergency pull chord.

Bedroom One 15'9 x 9'4 (4.80m x 2.84m)

Window to front. Built in wardrobes. Electric heater. Emergency pull chord. Telephone point.

Bedroom Two 16' x 6'2 (4.88m x 1.88m)

Window to front. Fitted wardrobe. T.V & telephone points. Electric heater.

Shower Room

Fully tiled. W.C. Wash hand basin built into storage unit with shaver light and mirror over. Double width shower cubicle with wall mounted shower controls. Fan heater. Extractor fan. Vinyl floor.

Lounge Dlner 16'11 x 10'4 (5.16m x 3.15m)

Projected bow window to front. Electric heater. T.V & telephone points. Emergency pull chord. Door to:

Kitchen 13'9 x 6'8 (4.19m x 2.03m)

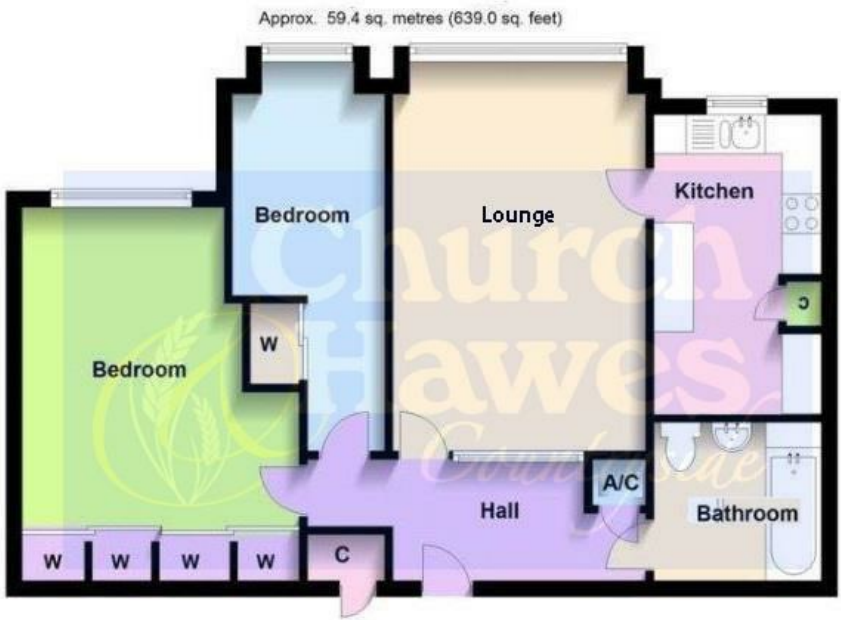
Window to front. Range of units to eye and base level in an oak finish. Glazed display units. Concealed extractor fan with tiled splash back under and throughout kitchen. Laminate rolled edge work surface with inset one and a half bowl ceramic drainer sink. Electric oven with four ring hob. Under counter fridge and freezer. Washing machine. Drawer pack unit. Wall mounted electric heater. Vinyl flooring. Extractor fan.

Lease Information

Church and Hawes have been advised there is 107 Years remaining on lease (after being extended)
Ground rent £160 p.a
Maintenance charges £3,600 p.a
Further information available on request

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Total area: approx. 59.4 sq. metres (639.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.