

HOME



Chelmsford
£250,000
2-bed ground floor maisonette

Baddow Road

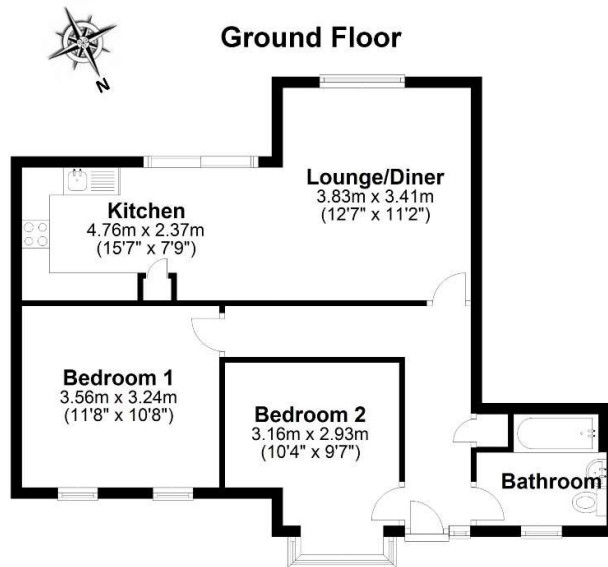
This simply stunning two bedroom ground floor maisonette must be viewed! The property comprises of a large entrance hall leading off into all rooms. There are two very spacious double bedrooms and a bathroom before leading through to the open living area with the modern kitchen with integrated appliances throughout, and patio doors leading out to a patio area. Externally there is an allocated parking space as well as an allocated visitor bay for the development. With an extensive lease of 121 years remaining and 6 years remaining on the properties NHBC certification, this property must not be missed!

Great Baddow is located on the south side of the City with various local shops and stores around the village. You also have all the normal charms of village life including public houses serving hot food and real ales, a doctors, dentist and an excellent bus service throughout the day in to the City centre. The Railway Station is positioned in the heart of Chelmsford with trains to London Stratford from 31 minutes and Liverpool Street from 36 minutes. It's also a popular place to live due to it's convenient road links to the A12 trunk road Colchester and London (M25) and the A130 for Southend Airport (18 miles).

Chelmsford
11 Duke Street
Essex CM1 1HL

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

thehomepartnership.co.uk



APPROX INTERNAL FLOOR AREA
69 SQ M 649 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**

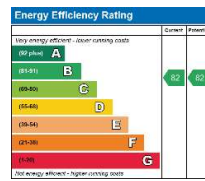
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Copyright
HOME

Features

- Modern throughout
- 121 year lease remaining
- Two double bedrooms
- Allocated and visitors parking
- Ground floor maisonette
- Private patio area
- Walking distance to local parks and greens
- Gas fired central heating
- 1.5 Miles of the City centre & Railway Station
- Nearby to local pubs/restaurants

EPC Rating



Leasehold Information

Tenure: Leasehold

Council Tax: The Council tax band for the property is band C with an annual amount of £1,751.20.

Lease length: 125 years from 29/9/2019 expiring on 28/9/2144 with 121 years remaining.

Ground rent: £240 per annum. The ground rent is reviewed ever 10 years of the term in line with the Retail Price Index.

Service charge: £1,253.80 for 1/4/24 - 31/3/25. The service charge is reviewed annually.

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

