



Baddow Road, Chelmsford CM2 0DD



welcome to

Baddow Road, Chelmsford

Guide Price £210,000 - £220,000 Modern, ground floor, two double bedroom apartment within the exclusive modern Parkway House development.



Parkway House is located just a short walk from Chelmsford City Centre which offers an array of shops, restaurants, bars and also the Bond Street retail and leisure complex.

Close proximity to Anglia Ruskin University and also Chelmsford mainline railway station with direct links to London Liverpool Street make this apartment ideal for London commuters, academics or mature students.

The apartment offers an open plan style living area with an integrated kitchen, double bedroom with a built in wardrobe, a further bedroom and a modern bathroom.

Finished to a high specification throughout the property further benefits from permit parking, concierge service, secure video entry system, electric heating and double glazing.

Entrance Hall

Kitchen/Diner

Bedroom One

Bedroom Two

Bathroom

Agents Note:

Lease: 125 years from 1 January 2018

Current Ground Rent: £250 pa

Current Service Charge: £1715.88 pa

Buildings Insurance: £565 pa



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Baddow Road, Chelmsford

- Modern Ground Floor Apartment
- Two Bedrooms
- Open Plan Living Accommodation
- Modern Kitchen With Integral Appliances
- Ideal First Time Purchase Or Investment

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1715.88

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHE116444 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01245 262266



Chelmsford@williamhbrown.co.uk



12 Duke Street, CHELMSFORD, Essex, CM1 1HL



williamhbrown.co.uk