

oakheart



£220,000

Guide Price

Chelwater, Great Baddow

Nestled in the charming area of Chelwater, Great Baddow, this delightful top-floor flat presents an excellent opportunity for first-time buyers or those seeking a comfortable residence close to Chelmsford centre. With two well proportioned bedrooms complimented with full bathroom and an additional en-suite this property offers both convenience and privacy, making it ideal for couples or small families.

The flat features a spacious reception room that invites natural

light, creating a warm and welcoming atmosphere. The well-designed layout ensures that every inch of space is utilised effectively, providing a perfect setting for relaxation and entertaining guests. Additionally, the property boasts accessible loft space, offering potential for extra storage.

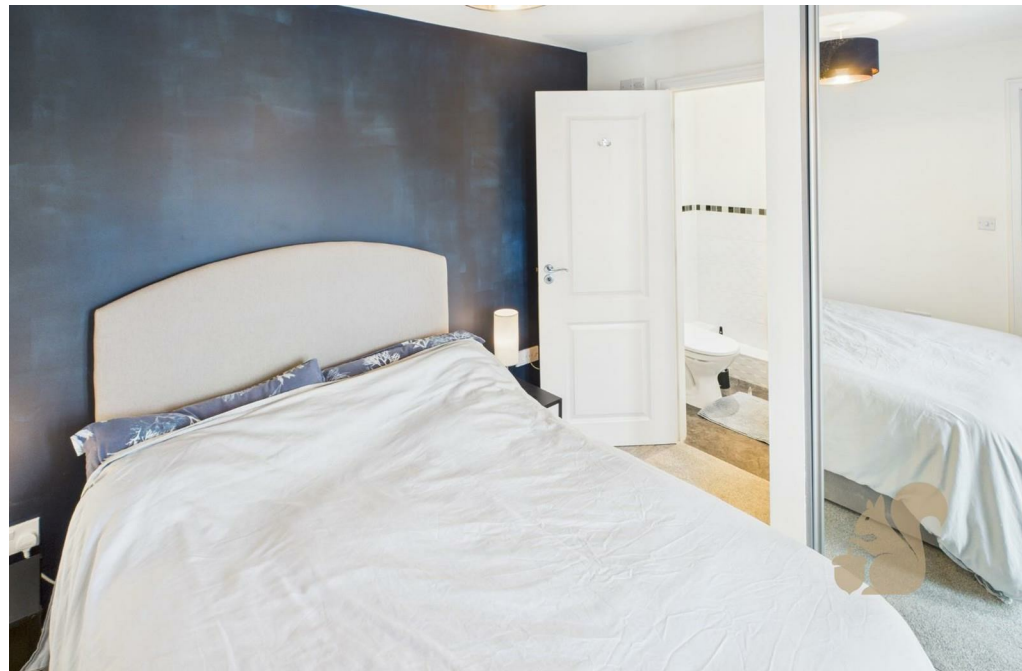
A designated parking bay adds to the appeal, ensuring that you have a secure place for your vehicle. The location is particularly advantageous, as it is just a short distance from the vibrant

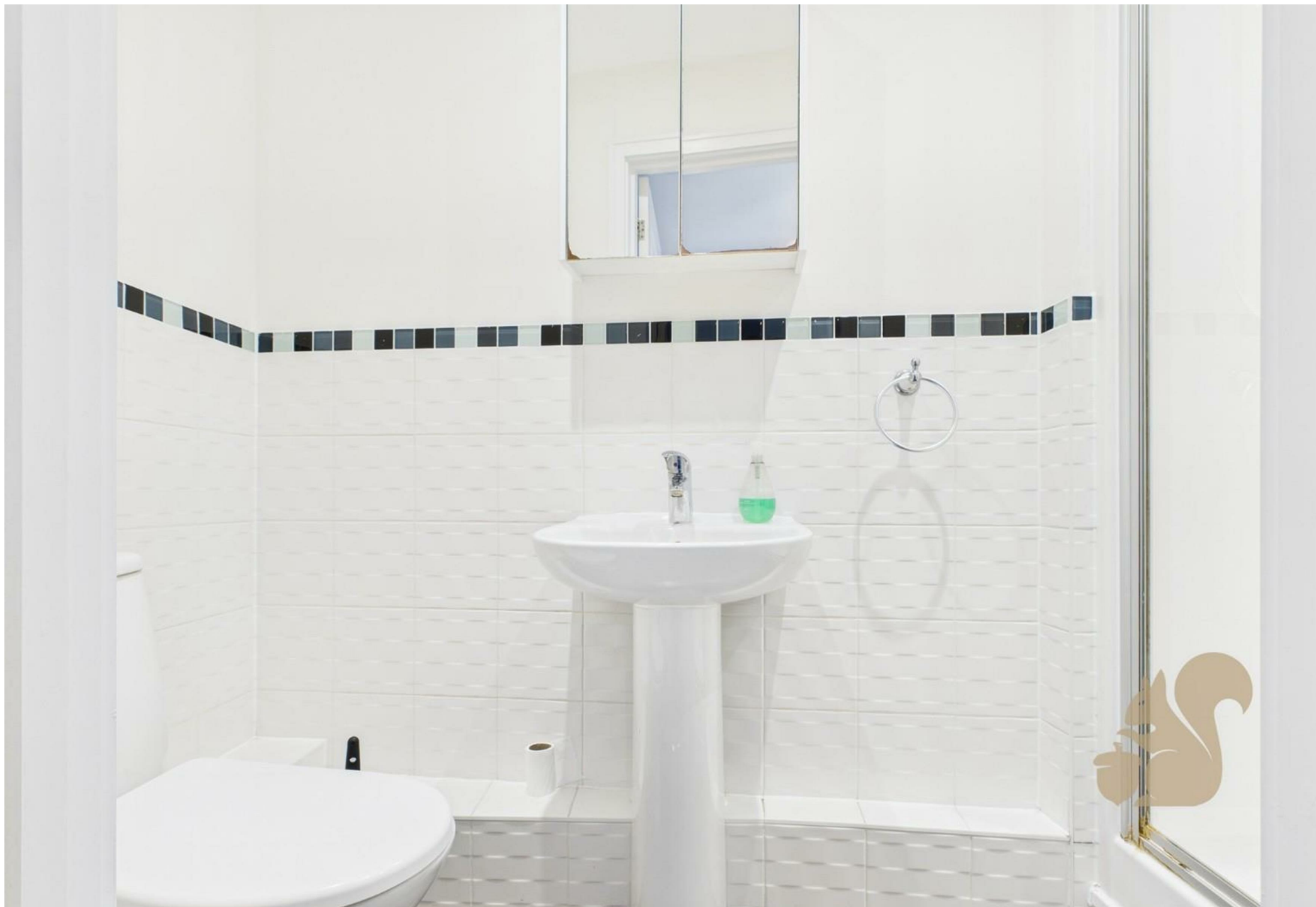
Chelmsford centre, where you can enjoy a variety of shops, restaurants, and leisure activities.

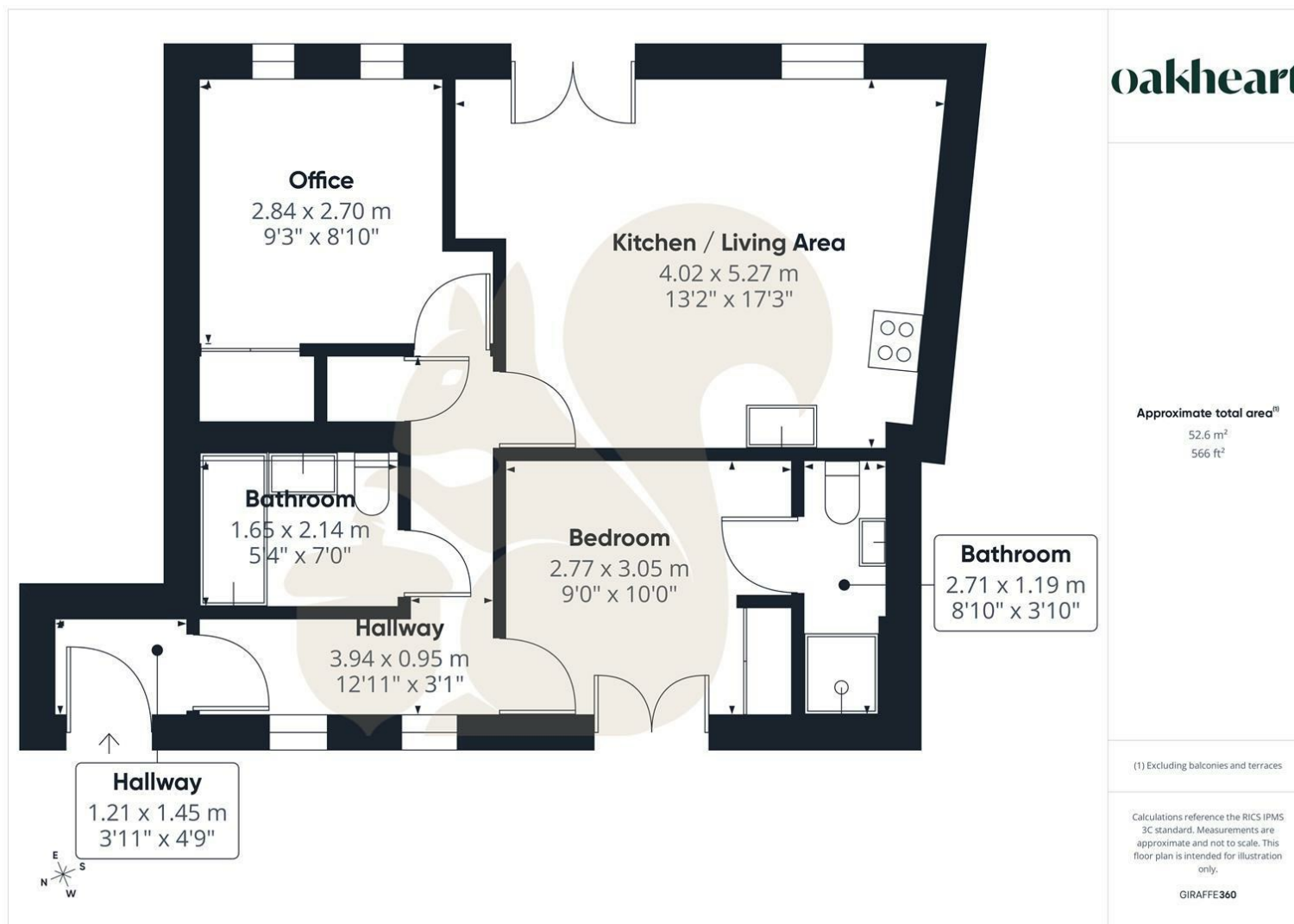
This flat is not just a property; it is an amazing first home that combines comfort, convenience, and a prime location. With its modern amenities and charming surroundings, it is a wonderful opportunity that should not be missed.











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Local Authority:

Tenure:  
Leasehold

Council Tax Band:  
C

### Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 75      | 82        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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