



**Alexandra Court Church Street  
Great Baddow, Chelmsford CM2 7HY  
Guide Price £315,000-£325,000**

## Alexandra Court Church Street, Great Baddow, Chelmsford, CM2 7HY

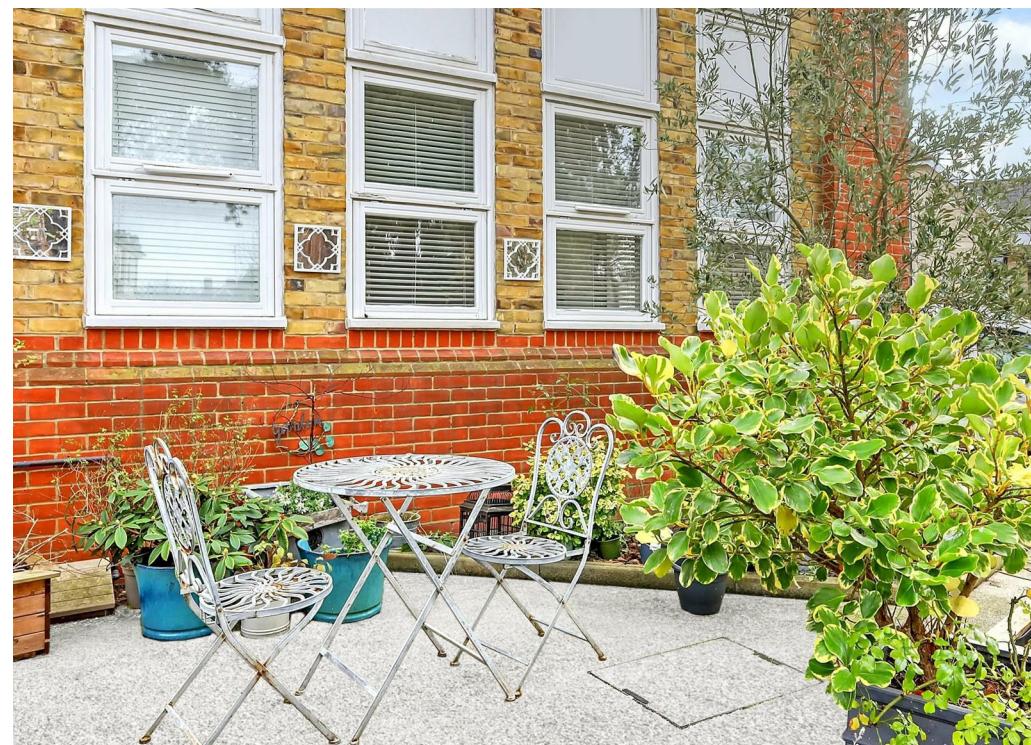
With a guide price of £315,000 to £325,000, This beautifully presented two bedroom ground floor apartment offers a perfect blend of modern living set within a village location. Boasting spacious accommodation throughout, the apartment features an open-plan kitchen, living, and dining area, ideal for entertaining. The stylish kitchen is equipped with integrated appliances and a gas hob, while the contemporary bathroom and en-suite provide comfort and convenience. Neutral décor enhances the sense of space, creating a welcoming atmosphere. With three allocated parking bays directly in front of the property, ease of access is guaranteed.

Set in the heart of Great Baddow village, this property benefits from an enviable location close to local amenities. You are just a stone's throw away from the Bringey Antiques Centre, local pubs, tearooms, and the popular vineyard shopping complex. For those needing to commute, the A12 and A130 are easily accessible, while Chelmsford City Centre is a short drive or bus journey away. Additionally, nearby green spaces and parks provide lovely outdoor spaces to relax and enjoy nature.

Entering the apartment, you're greeted by a spacious open-plan living space, perfect for both relaxed living and social gatherings. The kitchen area is modern and well-equipped with integrated appliances and a gas hob. Both bedrooms are generously sized, with the master benefiting from an en-suite, while the second bedroom shares access to the Jack & Jill bathroom. The apartment has been neutrally decorated throughout, providing a blank canvas for potential buyers.

Externally, the property enjoys the benefit of three allocated parking spaces conveniently located at the front, offering easy access to the apartment. The building's central location means that shops, local eateries, and public transport options are all within easy reach, enhancing the property's appeal. The apartment is also within an excellent school catchment area, making it an ideal choice for families.

Length of leasehold – 125 years from 2016. Service charge - £1300 p/a. Ground Rent - £350 p/a





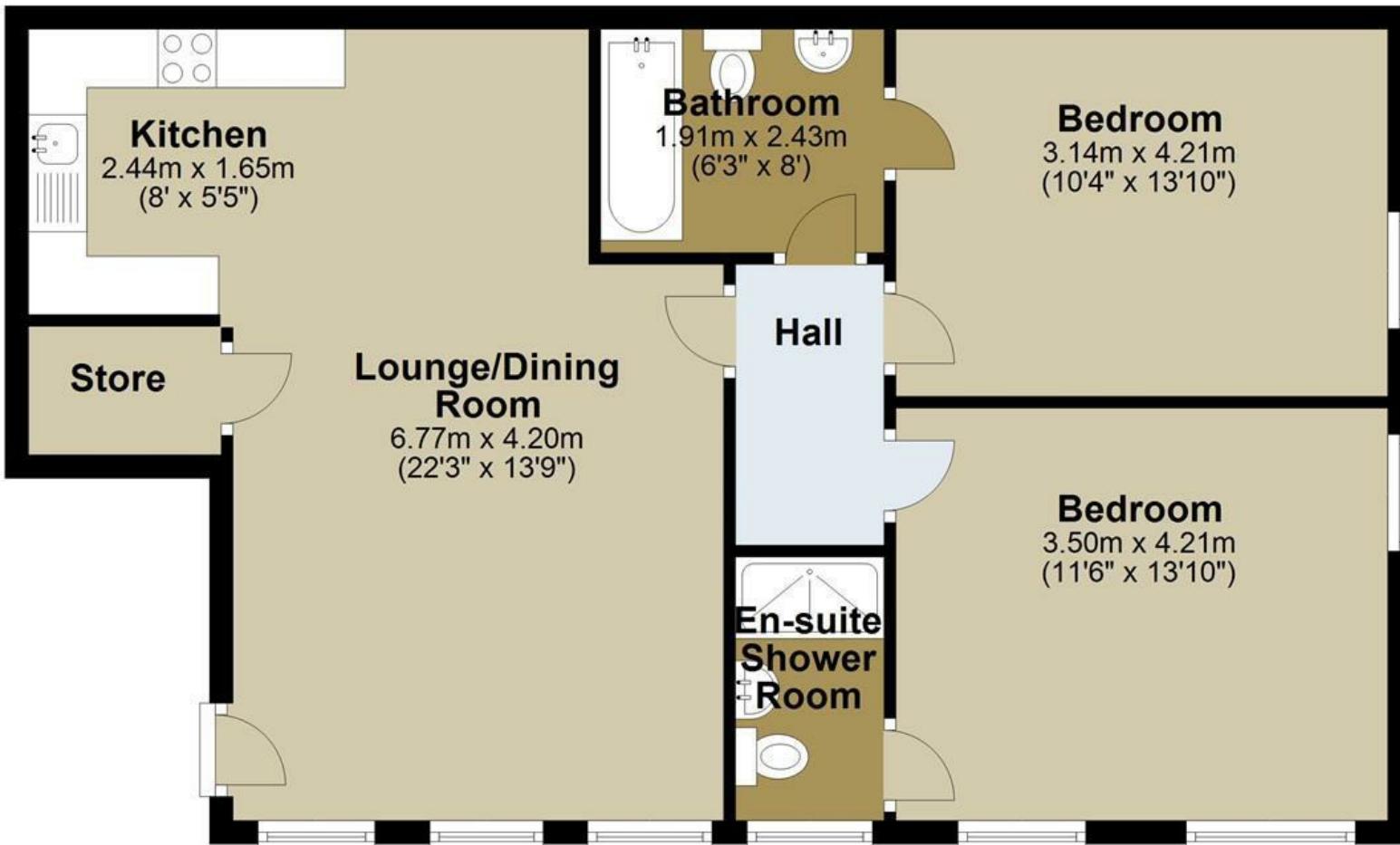






## Ground Floor

Approx. 73.2 sq. metres (787.7 sq. feet)



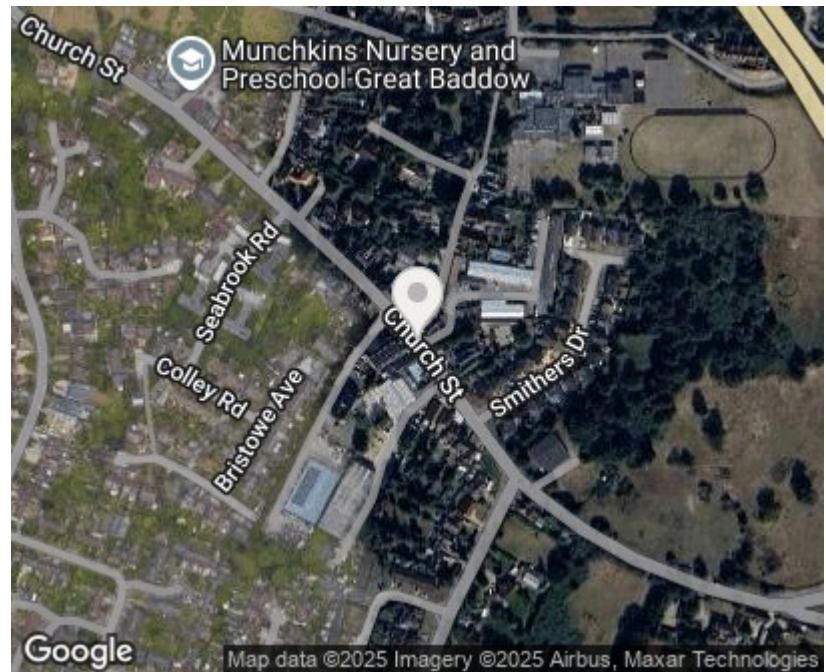
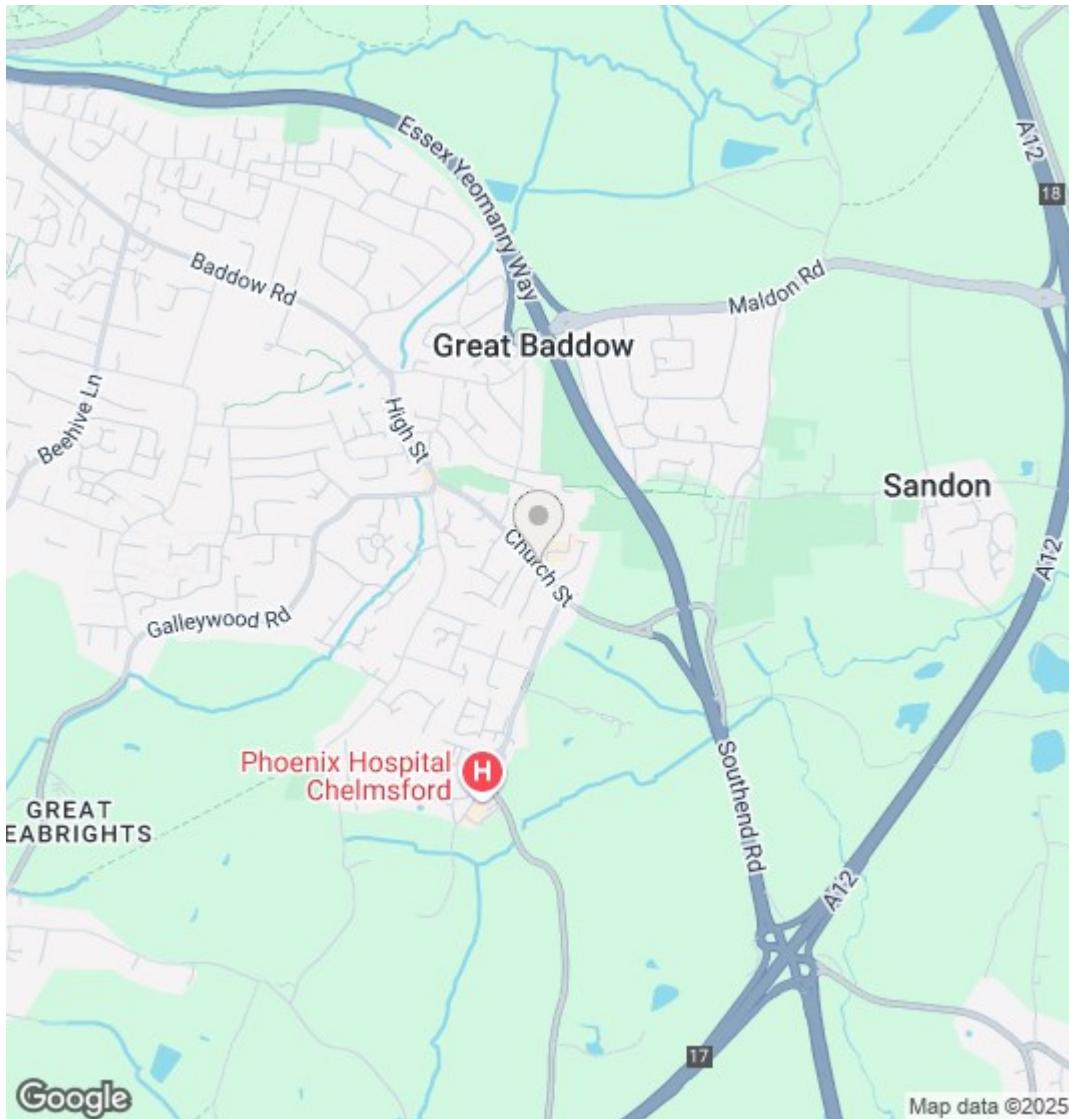
Total area: approx. 73.2 sq. metres (787.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas.

Buyers are advised to take their own measurements.

Plan produced using PlanUp.

**Alexandra Court, Church Street, Great Baddow**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

PLEASE CALL 01277 355005 TO ARRANGE A VIEWING

[www.walkersestates.co.uk](http://www.walkersestates.co.uk)

INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION – PROFESSIONAL SERVICE

These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars. Walkers Village & Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.

