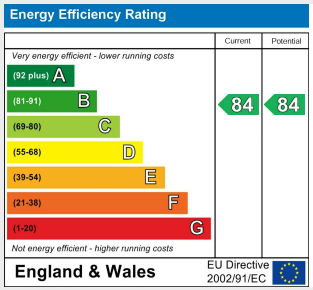
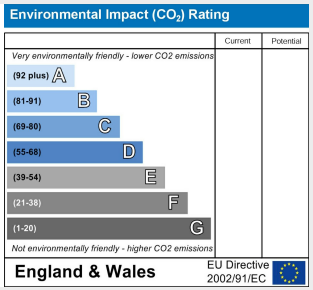
Paul Mason Associates

Armstrong Gibbs Court, Great Baddow, Essex, CM2 7FR

Guide Price £250,000 - £265,000

- Splendid ground floor apartment built in 2017
- No onward chain
- Sought after convenient location, close to many local amenities and The Vineyards Shopping Centre
- Master bedroom with dressing area and modern ensuite shower room and with French doors leading to a pleasant balcony
- Further double bedroom and modern family bathroom
- Impressive open plan 21'9 x 11'7 lounge/diner and kitchen with integrated appliances
- Well maintained secluded and mature communal gardens
- Allocated covered parking for homeowner and nearby visitors parking
- Gas central heating via combi boiler
- EPC - B





** Guide Price £250,000 - £265,000 **.....Situated in a highly sought after location, close the popular Vineyards Shopping Centre is this well presented two bedroom ground floor apartment, offered for sale with the benefit of NO ONWARD CHAIN.

The property was built in 2017 and is conveniently positioned within walking distance of the local doctors, dentist, shops, library, Great Baddow Recreation Ground and schooling. There is also easy access into Chelmsford City Centre, along with the A12, A130 and Sandon Park and Ride.

The property offers a secure entrance leading through to a well maintained communal reception area. The accommodation comprises a master bedroom with dressing area, modern ensuite shower room and French doors leading to a pleasant balcony. There is a further double bedroom and modern family bathroom. The living space offers an impressive open aspect with lounge/dining area with impressive full height window to front and fitted kitchen with integrated appliances. The property also offers gas central heating via combi boiler.

To the outside the property a designated allocated covered parking space, along with ample nearby visitor parking. There is also impressive and well maintained secluded communal gardens.

An internal viewing is highly recommended to appreciate this wonderful ground floor apartment.

Distances
The Vineyards Shopping Centre - 100 yards
Baddow Village Surgery - 0.3 miles
Great Baddow Recreation Ground - 0.2 miles
Sandon Park & Ride - 1.2 miles
Chelmsford Train Station - 2.2 miles
A12 Junction 18 - 1.3 miles
A130 - 1.5 miles

All distances are approximate

ACCOMMODATION

Entrance Hall

Lounge/Dining/Kitchen
6.64m x 3.55m (21'9" x 11'7")

Bedroom One
3.23m x 2.95m (10'7" x 9'8")

Dressing Area

Ensuite Shower Room

Bedroom Two
3.49m x 3.08m (11'5" x 10'1")

Family Bathroom

EXTERIOR

Allocated Covered Parking (Space numbered '7')

Communal Gardens

Property Services & Further Information
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating via Combi Boiler
Local Authority - Chelmsford

Length of Lease - 116 years remaining
Service Charge - £3260 per annum
Ground Rent - £350 per annum

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

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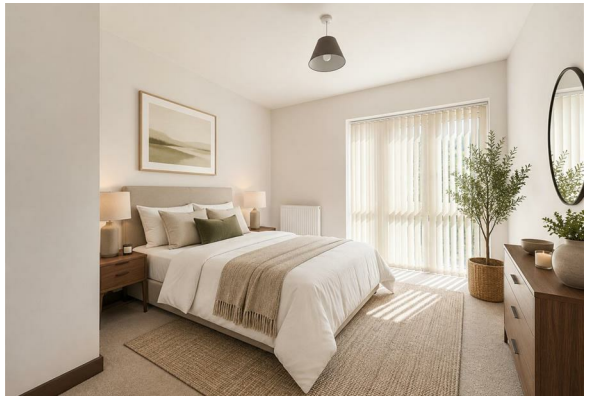

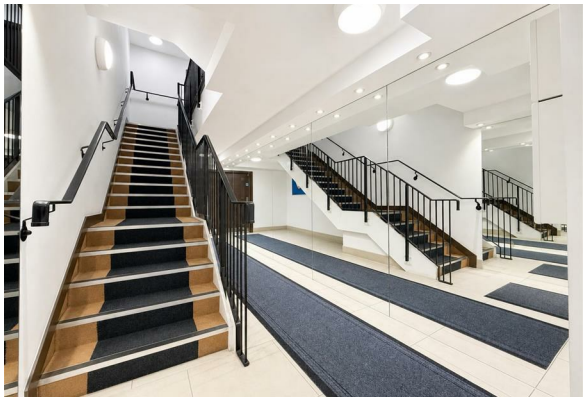

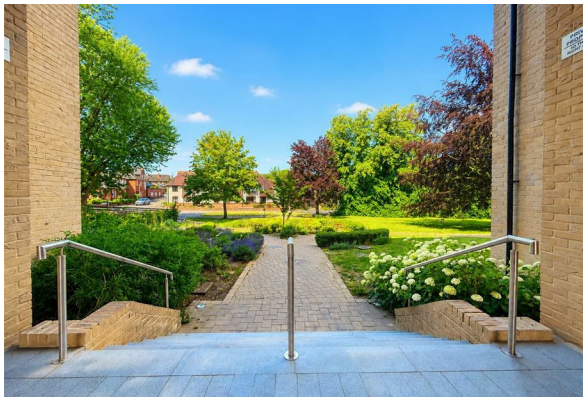

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