



Armstrong Gibbs Court, The Causeway, Chelmsford, Essex, CM2 7FR

Council Tax Band C (Chelmsford City Council)



£280,000 Leasehold

Bond Residential are delighted to offer for sale this third floor apartment being sold with no onward chain situated in the popular Great Baddow area.

The property offers an entrance hall, open plan living/kitchen with integrated appliances and double glazed sliding patio doors which lead onto the balcony. There are two bedrooms, the main bedroom with a fitted wardrobe and luxury en-suite shower room with modern white suite. There is also another bathroom which is also fitted with an attractive modern white suite. Outside the property benefits from residents parking.

LOCATION

The property is situated within the village of Great Baddow to the Southeast of Chelmsford city centre. Great Baddow has a range of local shops and stores including The Vineyards shopping square which is located adjacent to the property has a good variety of shops which include a co-op store, chemist, bakers, newsagent, post office, hairdressers, butchers and greengrocers. Great Baddow has a traditional public house serving hot food and a good selection of real ales, a range of local parks and open public spaces. Sandon Park and Ride bus service which offers a regular service direct to the City centre and Railway Station.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club.

Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 38 minutes. The A12 is conveniently located just over a mile away with connecting road links to the A130 for Southend Airport & the M25 London.

125 Year Lease from 2017. Annual Service Charge £1770.00. Annual Ground Rent £350.00.

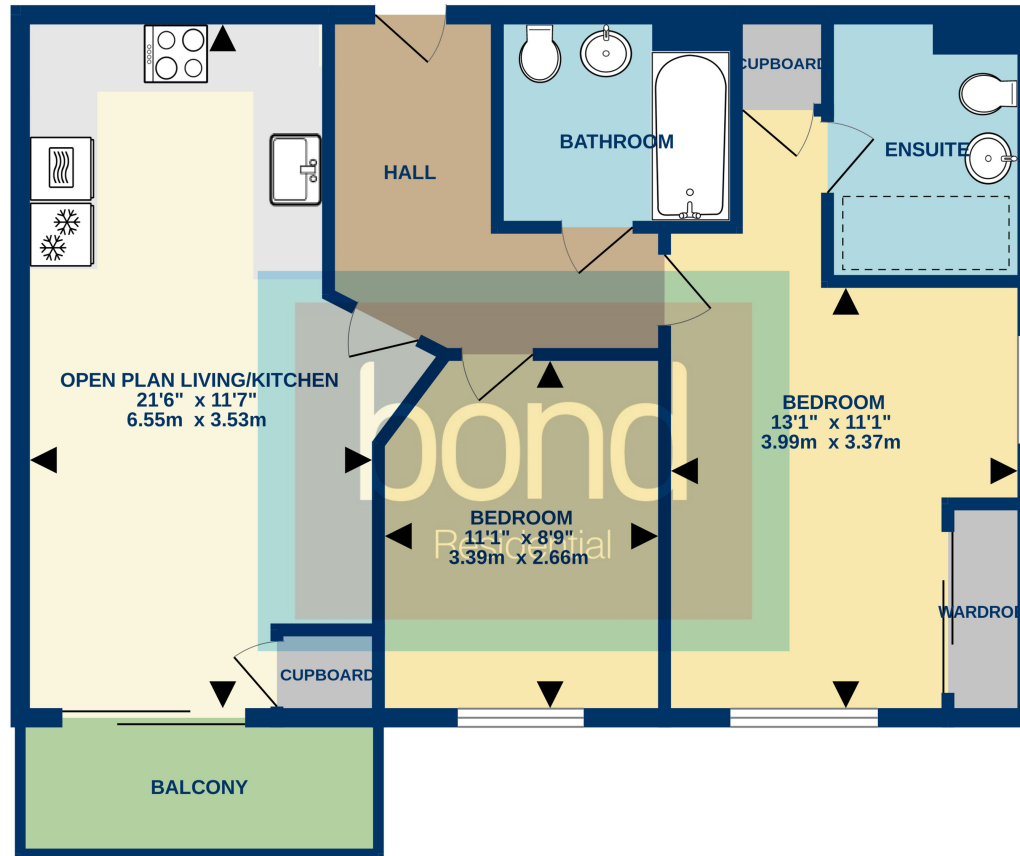
- Third Floor Apartment with Lift
- Open Plan Living/Kitchen
- Two Bedrooms
- Balcony
- No Onward Chain
- Integrated Appliances
- Two Bathroom/Shower Rooms
- Residents Parking





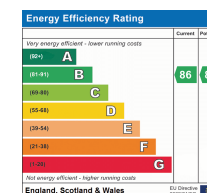


THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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