



High Pastures, Little Baddow, CM3 4TS

Council Tax Band C (Chelmsford City Council)



Offers in Excess of £350,000 Leasehold

ACCOMMODATION

An opportunity to acquire this modern two bedroom retirement bungalow located in this favoured village setting within half an acre of communal grounds. The property is offered for sale with no onward chain and is one of only four bungalows on this small development. Accommodation comprises an entrance hall, lounge/diner with patio doors opening onto the communal gardens. There is also a fitted kitchen, two bedrooms with built in storage and a bathroom/wc. The bungalow has electric heating and there is the right to park one vehicle in the residents parking area. The lease states that female residents must be aged 60 or over and male residents aged 65 or over.

LOCATION

The property is located in a highly sought after private road just off of The Ridge in the attractive village of Little Baddow in a turning of a few large detached homes. Little Baddow has a thriving community and is situated between Danbury to the South and Hatfield Peverel to the North. The village is a haven for walkers being surrounded by open countryside and woodland which can be accessed at the end of the road, much of which is protected by the Essex Wildlife Trust and the National Trust. Amenities within the village of Danbury include a local co-op supermarket, public houses and a parish church. For the commuter, Chelmsford's mainline station lies approximately 6 miles to the west of Little Baddow with Chelmsford city centre offering a more extensive range of shopping and leisure activities with both state and private schooling available.

A new 99 year lease is granted to new owners on completion of sale.

Ground Rent - £120 Per Annum

Ground Rent Review Period - Every 33 years

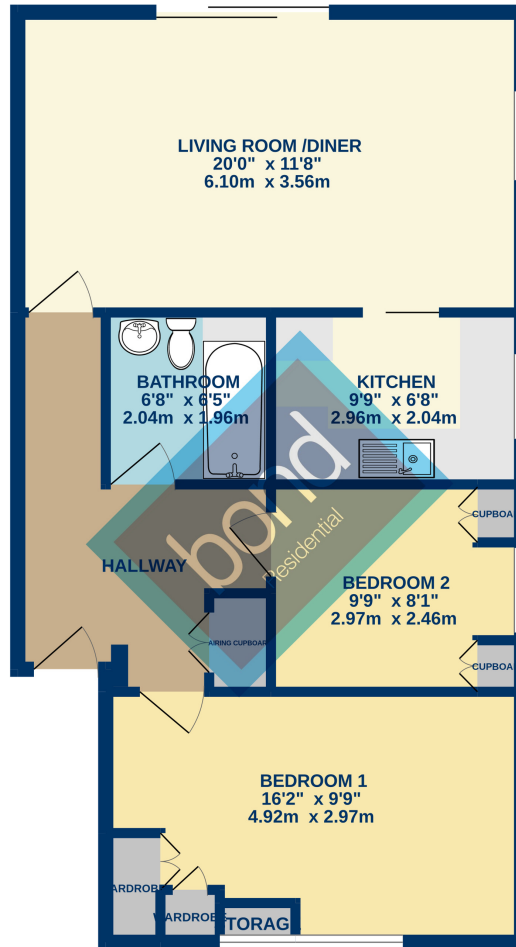
Service Charge - £400.20 Per Annum

Service Charge Review Period - Annually

- Modern retirement bungalow
- Two bedrooms with built in storage
- Parking space for 1 vehicle
- Own Patio Area
- Cul-de-sac Position
- Suitable for female residents over 60 and male residents over 65 years of age
- Spacious lounge/diner with separate kitchen
- Separate bathroom/wc
- Enjoys communal gardens of half an acre
- No Onward Chain
- Highly Sought After Village Location
- Leasehold with new 99 year lease being granted to new owners on legal completion



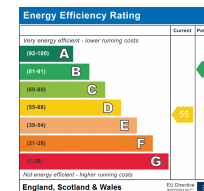
GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.

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.
Made with Metropix ©2022

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.



10, Maldon Road,
Danbury, Essex, CM3 4QQ
Telephone: 01245 222856
Website: www.bondresidential.co.uk