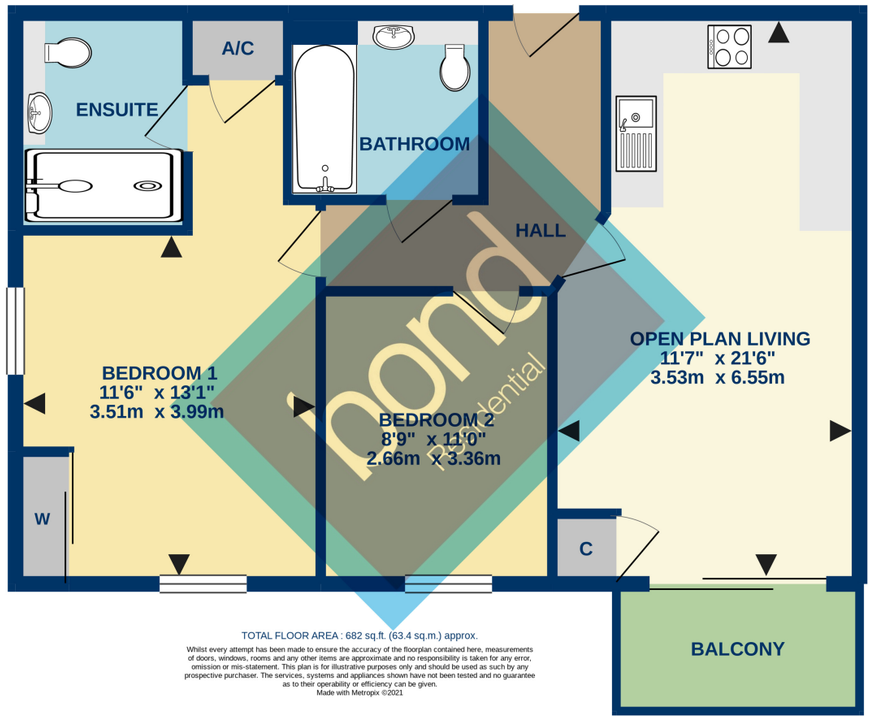
FLOORPLAN

THIRD FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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 ©2021

bond Residential

The Causeway, Great Baddow, Chelmsford, CM2 7FR

bond Residential
01245 500599
www.bondresidential.co.uk
43 New London Road, Chelmsford, CM2 0ND

The Property Ombudsman

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.

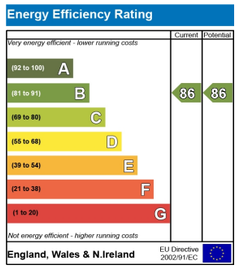
Energy Efficiency Rating B

1 2 2

£285,000

The Causeway, Great Baddow, Chelmsford, CM2 7FR

£285,000



ACCOMMODATION

Bond Residential are delighted to offer this two bedroom apartment situated on the third floor of this popular modern development. The accommodation comprises an entrance hall with security entry phone, open plan living accommodation with a fitted kitchen benefitting from built in appliances and Balcony with views to the rear. The master bedroom has a double built-in wardrobe with mirror fronted doors and an ensuite shower room with modern white suite which includes a large walk-in shower. In addition there is a second double bedroom and bathroom with modern white suite.

Externally the property benefits from communal gardens and an allocated parking space. In our opinion the property has been finished to a high specification and an internal viewing is highly recommended.

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. The village 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 newly 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 30 minutes. The A12 is conveniently located just over a mile away with connecting road links to the A130 for Southend Airport & the M25 London.

- **Modern Third Floor Apartment**
- **Two Bedrooms**
- **Master Bedroom With Built In Wardrobe And En Suite**
- **Bathroom With Contemporary White Suite**
- **Open Plan Living Accommodation**
- **Fitted Kitchen With Built In Appliances**
- **Balcony**
- **Secure Allocated Parking Space**

bond Residential

01245 500599
www.bondresidential.co.uk
f/bondresidential **@bondresidential**