



Flat 4, 375 Lea Court, Baddow Road, Chelmsford, Essex. CM2 7QQ

- DUPLEX MAISONETTE
- TWO BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- FITTED KITCHEN
- SECOND BEDROOM ON BASEMENT LEVEL
- ALLOCATED PARKING SPACE
- SINGLE GARAGE
- SHARE OF FREEHOLD
- SOUGHT AFTER DEVELOPMENT
- FULL SKY FIBRE BROADBAND CONNECTED





PROPERTY DESCRIPTION

SITUATED IN THE SOUGHT AFTER DEVELOPMENT OF LEA COURT AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN IS THIS TWO DOUBLE BEDROOM DUPLEX STYLE MAISONETTE. THE ACCOMMODATION IS SET OVER TWO FLOORS AND IS BRIGHT AND AIRY THROUGHOUT AND ENJOYS CHARACTER FEATURES SUCH AS TALL CEILINGS AND SASH STYLE WINDOWS. THE PROPERTY BENEFITS FROM A SPACIOUS ENTRANCE HALL, FITTED KITCHEN, LOUNGE, WHITE SUITE BATHROOM, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM AND THE SECOND BEDROOM BEING LOCATED ON THE BASEMENT LEVEL. THE PROPERTY FURTHER BENEFITS FROM GAS CENTRAL HEATING, ALLOCATED PARKING SPACE, SINGLE GARAGE TO THE REAR AND WELL MAINTAINED COMMUNAL GARDENS AND COURTYARD.

THE PROPERTY IS LOCATED APPROXIMATELY 1.5 MILES DISTANCE TO CHELMSFORD CITY CENTRE AND IS SITUATED WITHIN WALKING DISTANCE OF "THE VINEYARDS" SHOPPING CENTRE, LOCAL PUBLIC HOUSES AND VARIOUS LOCAL PARKS. A NEARBY PARK AND RIDE SERVICE OFFERS A REGULAR SERVICE DIRECT INTO THE CITY CENTRE AND MAINLINE RAILWAY STATION WITH ACCESS DIRECTLY INTO LONDON'S LIVERPOOL STREET. MAJOR ROAD LINKS ARE WITHIN CLOSE PROXIMITY INCLUDING ACCESS TO THE A12,A130 AND M25.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

PERSONAL ENTRANCE DOOR LEADS INTO THE ENTRANCE HALL

SPACIOUS ENTRANCE HALL

DOUBLE BUILT IN STORAGE CUPBOARD, STAIRCASE LEADING TO THE 2ND BEDROOM ON BASEMENT LEVEL, DOORS TO:

LOUNGE

14' 7" x 11' 11" (4.45m x 3.63m)

TWO DOUBLE GLAZED SASH WINDOWS TO FRONT ASPECT, TWO RADIATORS

KITCHEN

12' 3" x 9' 3" (3.73m x 2.82m)

FITTED WITH A RANGE OF BASE AND WALL MOUNTED STORAGE CUPBOARDS, INTEGRATED DOUBLE OVEN AND HOB WITH EXTRACTOR OVER, INTEGRATED DISHWASHER, INTEGRATED FRIDGE/FREEZER, SPACE AND PLUMBING FOR WASHING MACHINE, SINK UNIT, SASH WINDOW TO SIDE.

BEDROOM ONE

BEDROOM AREA - 9'10 X 8'7

DRESSING AREA - 8'7 X 5'5

DOOR TO EN-SUITE SHOWER ROOM, SASH WINDOW TO REAR, RADIATOR.

EN-SUITE

INDEPENDENT SHOWER CUBICLE, LOW LEVEL WC, WASH HAND BASIN, UNDER FLOOR HEATING.

BATHROOM

LOW LEVEL WC, WASH HAND BASIN, SASH WINDOW TO SIDE, BATH WITH SHOWER ATTACHMENT OVER, HEATED TOWEL RAIL, UNDER FLOOR HEATING

BEDROOM TWO - BASEMENT LEVEL

18' 6" x 10' 2" (5.64m x 3.10m)

DOUBLE GLAZED SASH WINDOW TO SIDE, RADIATOR

EXTERIOR

TO THE FRONT OF THE PROPERTY THERE IS AN ALLOCATED PARKING SPACE, AS WELL AS A WELL TENDED COMMUNAL LAWNED AREA. TO THE REAR OF THE BUILDING THERE IS A PLEASANT COMMUNAL COURTYARD AND A SINGLE GARAGE WITH UP AND OVER DOOR, POWER AND LIGHT CONNECTED AND EXTRA SECURITY LOCKS.

ADDITIONAL INFORMATION

WE HAVE BEEN ADVISED BY THE CURRENT VENDORS THAT THE ELECTRICS HAVE BEEN UPGRADED WITHIN THE LAST 4 YEARS. THE GAS BOILER WAS REPLACED WITHIN THE LAST 5 YEARS AND HAS BEEN SERVICED EVERY YEAR. THE COOKER IS ONLY TWO YEARS OLD AND THE DISHWASHER AND FRIDGE/FREEZER WERE INSTALLED WITHIN THE LAST 9 MONTHS. (THESE WILL BE INCLUDED IN THE SALE).

SERVICES

ALL MAIN SERVICES ARE CONNECTED

LEASE INFORMATION

THE LEASE WAS CREATED 25TH DECEMBER 1999 WITH A 999 YEAR TERM AND THE VENDOR OWNS A SHARE OF THE FREEHOLD.

NO GROUND RENT

SERVICE CHARGE - £1378pa

RESERVE FUND - £300pa

VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.




FLOORPLAN & EPC



Basement

Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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