



# Lea Court, Baddow Road, Great Baddow, Chelmsford, Essex, CM2 7QQ

Council Tax Band C (Chelmsford City Council)



£350,000 Share of Freehold



Discover the charm and elegance of this ground floor duplex conversion apartment being sold with no onward chain with its own private entrance, nestled within an exclusive development of just ten character homes. Being sold with a share of the freehold and boasting a 975-year lease, this property offers a unique blend of historic charm and modern convenience.

Step into the inviting living room, where sash windows provide a picturesque view of the communal gardens at the front. This space is perfect for relaxing and entertaining, offering a serene backdrop of greenery. The fitted kitchen/dining room is both functional and stylish, designed to cater to your culinary needs while providing ample space for dining. The apartment features two double bedrooms either would make a great principal bedroom with the ground floor bedroom and the spacious basement bedroom, offering a cool and quiet retreat. The modern white suite bathroom is elegantly designed, providing a luxurious space to unwind and refresh.

Residents benefit from convenient parking and a garage in a block, ensuring your vehicle is secure and easily accessible. The beautifully maintained communal gardens offer a lawned area to the front and side and there is a rear communal courtyard. This duplex apartment is a rare find, combining character features with modern amenities. With its long lease and exclusive setting, it presents an exceptional opportunity for discerning buyers. Don't miss the chance to make this unique property your new home.

## LOCATION

Great Baddow also offers a wealth of local amenities, including a selection of independent shops, cafes and restaurants, making it the perfect place to call home for families and professionals alike. Great Baddow is a popular location for commuters, with excellent transport links to London and other parts of the country.

The village is just a short drive from the A12, which provides easy access to the M25 and other major motorways. For families with children, Great Baddow offers excellent schools and educational facilities, including several highly-rated primary and secondary schools. Great Baddow also has a range of sports clubs and leisure activities, including football, cricket, and tennis.

Overall, Great Baddow is a highly desirable location that offers the perfect blend of rural charm and city convenience. With its beautiful countryside, excellent schools, and easy access to London and other major cities, it's no surprise that it is such a popular choice for homebuyers.

The nearby city centre of Chelmsford can be found within 1.5 miles of the property and there is a regular bus service which runs directly along Longmead Avenue which takes you directly into the city centre and mainline station, where trains will get you to London Liverpool St as fast as 32 minutes.

TENURE: Share of freehold with a 975 years remaining on the lease.

GROUND RENT: No ground rent payable.

SERVICE CHARGE: £1784 per annum

COUNCIL TAX BAND: C

EPC RATING: D

- Ground Floor Duplex Conversion Apartment
- 975 Year Lease
- No Onward Chain
- Ground Floor Bedroom
- Allocated Parking Space & Garage In Block
- Exclusive Development Of Just Ten Character Homes
- Living Room With Sash Windows Overlooking Communal Gardens To Front
- Fitted Kitchen/Dining Room
- Basement Bedroom
- Communal Gardens









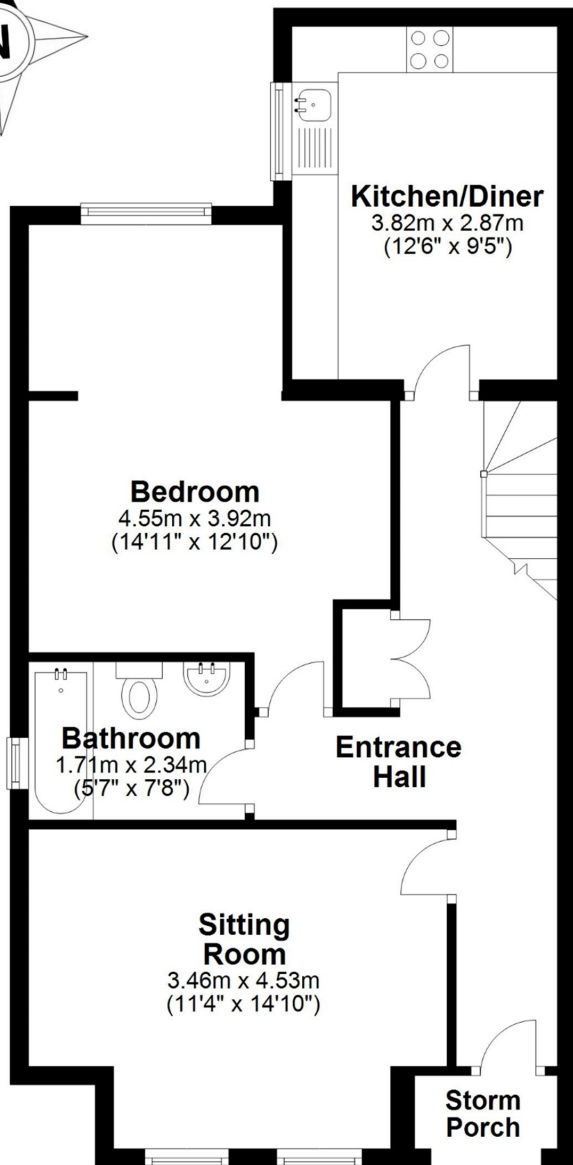








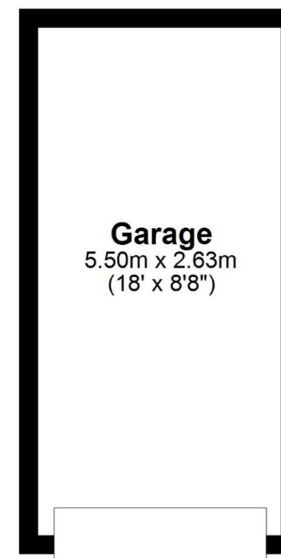
## Ground Floor



## Basement



## Outbuilding



**APPROX INTERNAL FLOOR AREA**  
79 SQ M (850 SQ FT)  
**OUTBUILDINGS** 15 SQ M (160 SQ FT)  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes.  
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