



4 Reynards Court, Great Baddow, Chelmsford, Essex, CM2 7HU

Council Tax Band B (Chelmsford City Council)



£219,995 Leasehold

Spacious Two Bedroom First Floor Flat with Garage – No Onward Chain

Offered with no onward chain, this well-presented two bedroom first floor flat is situated in the highly sought-after Great Baddow area of Chelmsford. Boasting a generous 634 sq.ft. of internal accommodation, the property is ideal for first-time buyers, downsizers, or investors alike.

The flat features a bright and spacious 17'0" lounge/diner, a modern kitchen with ample storage, and two good-sized bedrooms, including a well-proportioned 13'4" x 13'1" master bedroom. A contemporary bathroom suite, inner hallway with storage, and additional hallway cupboard enhance the practical layout.

The property also benefits from a garage in block, offering valuable private parking or additional storage, and is being sold with a lengthy lease of approximately 968 years remaining.

The sellers are currently carrying out a refurbishment on the property and the property will benefit from new carpets and being redecorated.

Location

Great Baddow, is a highly sought-after neighbourhood to the south of the vibrant city of Chelmsford. Great Baddow offers an abundance of green spaces and picturesque landscapes, with scenic walks, charming parks, and idyllic waterways, inviting residents to explore and enjoy the great outdoors. Families with children will appreciate the outstanding selection of schools in the Great Baddow area. From reputable primary schools to sought after secondary schools. Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Residents of Great Baddow enjoy the best of both worlds - a peaceful residential setting and convenient access to an array of amenities. The area boasts a thriving local community, with a variety of shops, boutiques, and charming cafes. Everything you need is within reach, ensuring a convenient and fulfilling lifestyle for all.

For those who enjoy an active lifestyle, Great Baddow provides ample opportunities for leisure and recreation. The area is home to well-equipped sports facilities and clubs catering to various interests at both Great Baddow recreation ground and Chelmer Park, there are a selection of gyms within the Chelmsford area as well as a range of golf courses within neighbouring villages. There are a number of local attractions such as Hylands Park, Danbury Lakes and Sandon Mill Lock that are all within easy access of the property.

Great Baddow offers excellent transportation links, making it an ideal location for commuters, it is within easy access to major road networks, including the A12 and A130, Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes.

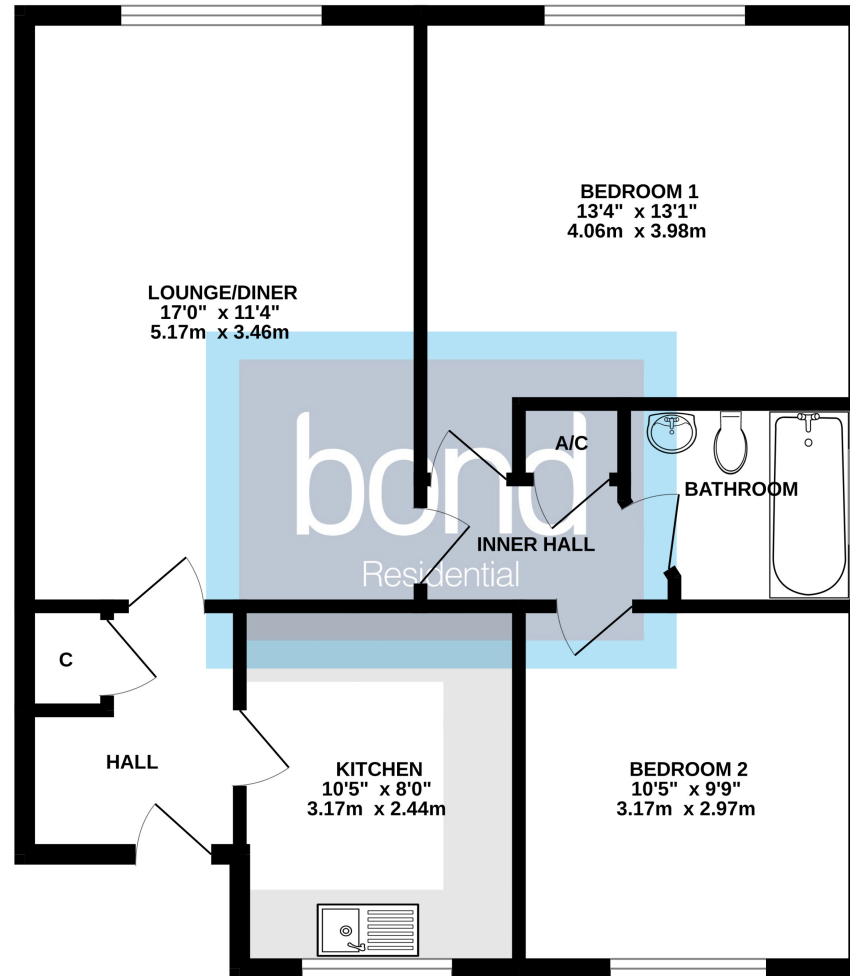
Tenure: Leasehold **EPC Rating:** E **Council Tax Band:** B **Lease Start Date** 20/10/1996 **Lease End Date** 24/06/2993 **Lease Term** 999 years from 24 June 1994

- Two-bedroom first floor flat located in the popular Great Baddow area of Chelmsford
- Separate fitted kitchen with practical layout and ample storage
- Garage in block, providing private parking or additional storage
- Spacious 17'0" lounge/diner, perfect for relaxing or entertaining
- Two well-proportioned bedrooms, including a large 13'4" x 13'1" master bedroom
- No onward chain and long lease of approximately 968 years remaining





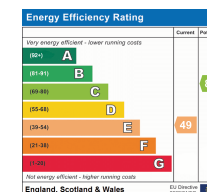
FIRST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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.
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