

Baddow Road, Great Baddow, Chelmsford, CM2 9QW



Energy Efficiency Rating C



£275,000

# Baddow Road, Great Baddow, Chelmsford, CM2 9QW



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

## ACCOMMODATION:

Bond Residential are delighted to offer this two bedroom first floor apartment situated in part of a gated development which features residents parking and communal garden. Internally the property offers an entrance hall, living room with bay window and is open plan to the fitted kitchen, two double bedrooms, master bedroom with built in wardrobe and en suite shower room with modern white suite, bathroom with modern white suite. In our opinion the property is presented in excellent decorative order and an internal viewing is highly recommended.

## LOCATION:

Situated within a gated development at the beginning of Baddow Road the property is within 0.6 of a mile from the High Street and within 1.1 miles of the mainline 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.

- **Modern First Floor Apartment**
- **Gated Development With Residents Parking**
- **Communal Garden**
- **Master Bedroom With Built In Wardrobe And Ensuite**
- **Living Room With Bay Window**
- **Fitted Kitchen**
- **Two Bedrooms**
- **Viewing Highly Recommended**



**01245 500599**

**[www.bondresidential.co.uk](http://www.bondresidential.co.uk)**

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GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 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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# FLOORPLAN



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We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.