



**Baddow Road
Chelmsford
Essex
CM2 0DD**

Offers In Excess Of £225,000

bettermove

Baddow Road Chelmsford

Bettermove are proud to present this 2 bedroom flat in Chelmsford.

The property benefits from high performance glazing, electric heating throughout and has off street parking available via the secure allocated parking space.

The council tax band is C.

This is a leasehold property with 125 years on the lease from 2018; the ground rent is £250pa and the service charge is £2,160pa.

The interior of this beautifully presented property comprises a spacious open plan living dining room and fitted kitchen, 2 bedrooms and the family bathroom.

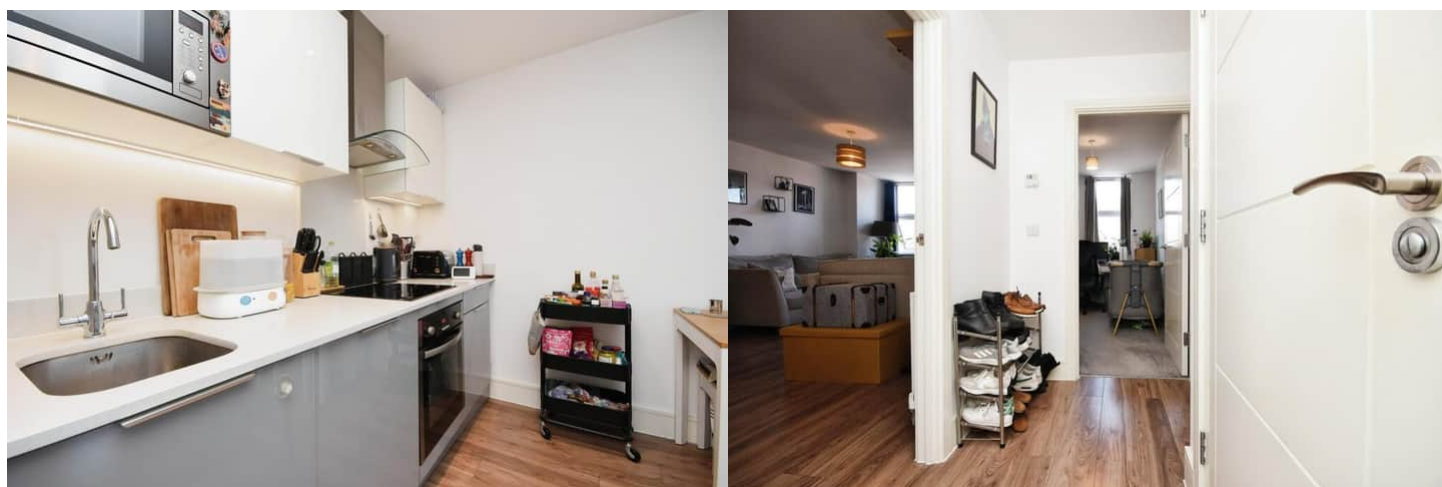
Located in the popular city of Chelmsford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A1060, A1114 and local bus routes.

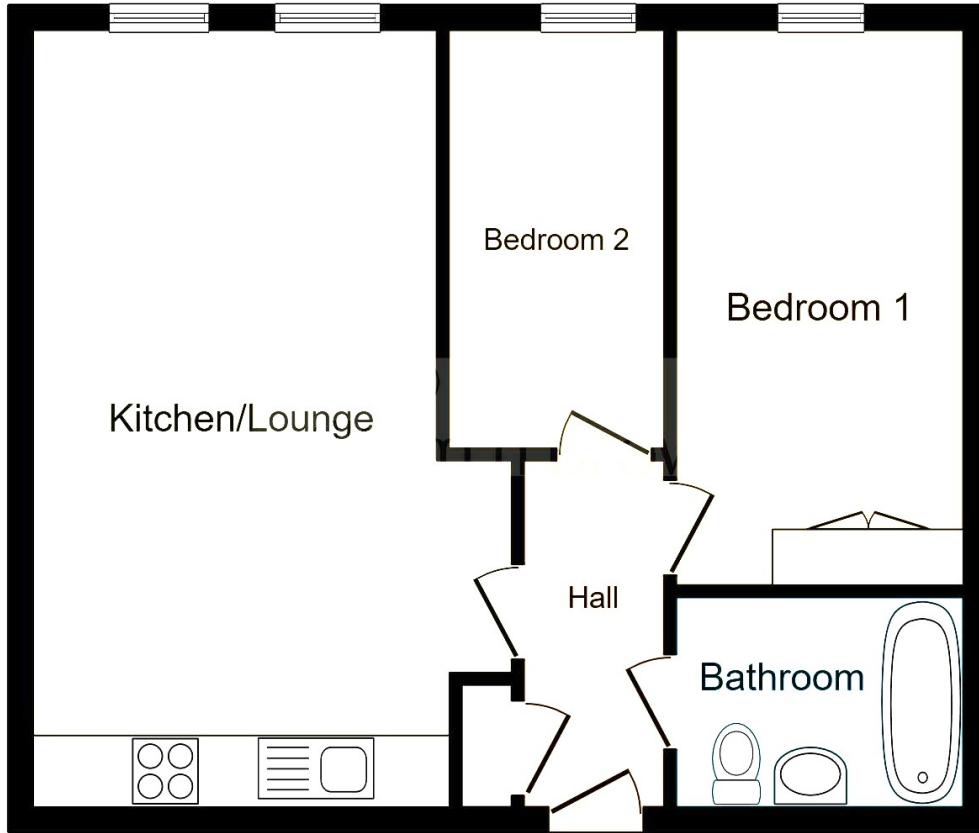
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.


Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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