



33 Armstrong Gibbs Court The Causeway,

£285,000

*** NO ONWARD CHAIN *** Leonard Gray are delighted to market this SPACIOUS TWO BEDROOM apartment, with TWO PARKING SPACES, one of which being in a SECURE GATED location. This RARELY AVAILABLE UNIT is one of the LARGEST in this EXCLUSIVE DEVELOPMENT. Boasting a LIVING AREA IN EXCESS OF 20', GAS CENTRAL HEATING, an ENSUITE AND BUILT IN WARDROBES TO MASTER BEDROOM, this property also enjoys PLEASANT VIEWS OVER THE COMMUNAL GARDENS AND BEYOND. *** FURNITURE IN SITU AVAILABLE for purchase upon request ***

01245 266765

LOCALITY INFORMATION



Set in the heart of the historic Great Baddow village, this development benefits from easy foot access to a range of shops, restaurants, and amenities. Great Baddow Village is a conservation area and preserves much historic character, including the Parish Church of St. Mary the Virgin, and several public houses which are still in use today. For families, there are nurseries, primary and secondary schools conveniently located. Chelmsford City Centre is also easily accessible by bus, car, or via the Park and Ride at Sandon; which enjoys the mainline Railway Station with fast services to London, and a wide variety of recreational and retail outlets, including a John Lewis department store, located in the recently constructed Bond Street quarter.

ENTRANCE HALLWAY

A spacious L-shape hallway with doors to all rooms, useful storage cupboard, thermostat heating control, wood effect flooring and secure phone entry system,

LIVING ROOM 21'11" x 16'6" (6.7 x 5.04)



A generous room, providing lounging, dining and kitchen areas. Wide double glazed uPVC window to front with deep sill, wood effect flooring, cosy pendant lighting, two double radiators, storage cupboard housing gas combi boiler, and open access to the kitchen.

LOUNGE AREA



DINING AREA



KITCHEN



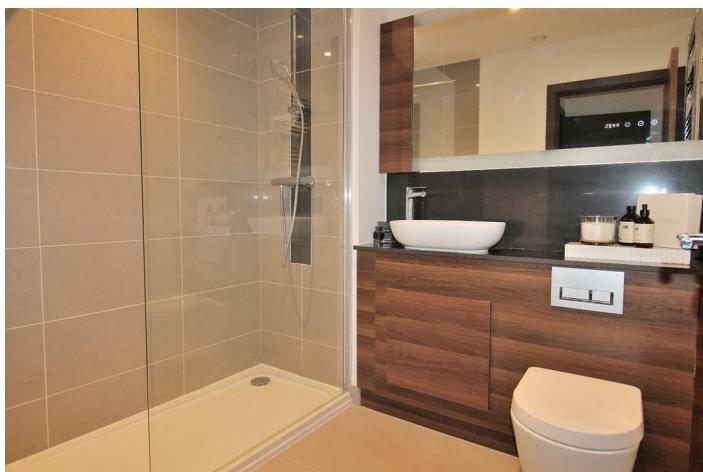
A plentiful range of modern gloss fronted base and high level units, with solid worktops and sleek inset stainless steel sink, fitted with water softener. Integrated appliances include an eye level oven, ceramic hob, concealed fridge freezer, dishwasher and washing machine. Spotlights to ceiling, wood effect flooring, stainless steel extractor hood.

BEDROOM ONE 10'5" x 17'8" (maximum) (3.19 x 5.39 (maximum))



Full height uPVC window to front, built in wardrobes, additional large storage cupboard, double radiator. Ornate metallic light fitting included. Door to ensuite.

ENSUITE



Fitted with a double width shower cubicle with glass screen and remote shower control, large vanity unit with concealed cistern WC and mounted ceramic sink with stainless steel mixer tap, large heated smart mirror, chrome heated towel rail, part tiled walls, tile flooring, spotlights and extractor.

BEDROOM TWO 11'11" x 10'11" (maximum measurements) (3.65 x 3.35 (maximum measurements))



Full height uPVC window to front, double radiator, space for wardrobes. Light fitting to remain.

BATHROOM 7'4" x 6'7" (2.25 x 2.02)

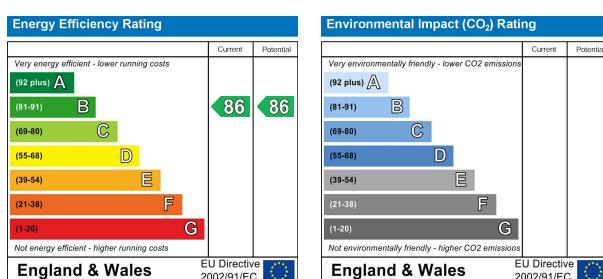
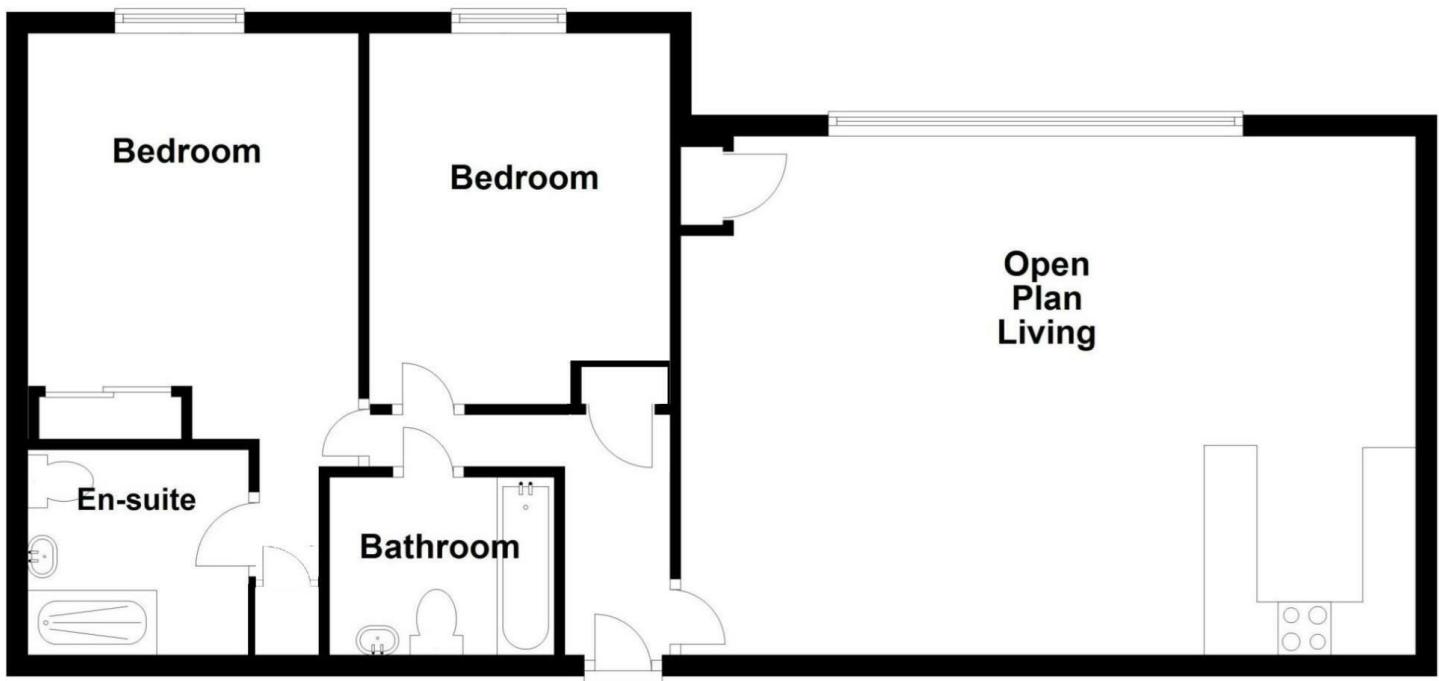


Fitted with a bath and handheld shower with remote operation, large vanity unit with concealed cistern WC and mounted ceramic sink with stainless steel mixer tap, large heated smart mirror, chrome heated towel rail, part tiled walls, tile flooring, spotlights and extractor.

MAIN ENTRANCE



Via secure fob entry, and with convenient lift access to this apartment.



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