

## £90,000 Shared Ownership

Baden Powell Close, Great Baddow, Chelmsford, Essex CM2 7GA



- Guideline Minimum Deposit £13,500
- Second (Top) Floor
- Spacious Bedroom
- Allocated, Off-Street Parking Space
- Guide Min Income Dual £23.9k | Single £26.4k
- Approx. 501 Sqft Gross Internal Area
- Naturally-Lit Bathroom
- City Centre Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Theoretical full market value £200,000 but see 'Please Note', below). This smartly-presented flat is on the top, (second) floor and has a good-sized reception room with a doorway leading through to the spacious kitchen. There is a generously-sized bedroom and a naturally-lit bathroom with decorative mosaic tiling. Well insulated walls and roof combined with modern double glazing help to keep heating costs down. The block has a communal lawn to the front and a car park to the rear which includes a space allocated to this flat. Manor Farm Shop is just minutes away, for those that like their food as fresh and directly sourced as possible and Great Baddow High Street is within comfortable walking distance. Chelmsford city centre can also be easily reached by bike or via bus from nearby Maldon Road. Areas such as Danbury Country Park and Blakes Wood are only a short drive away and offer beautiful, outside space to explore.

**Please Note:** 'Staircasing' is restricted to a maximum of 80% on this property.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/06/2008).

**Minimum Share:** 45% (£90,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £159.17 per month (subject to annual review).

**Service Charge:** £136.36 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £23,900 | Single - £26,400 (based on minimum share and 15% deposit).

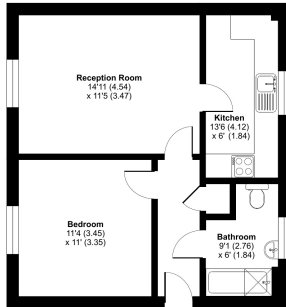
**Council Tax:** Band C, Chelmsford City Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



**Baden Powell Close, Great Baddow, Chelmsford, CM2**

Approximate Area = 501 sq ft / 46.5 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement (2nd Edition), incorporating International Property Measurement Standards (IPMS). Produced for Urban Moves, REF: 130093 ©endecore 2021

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Bathroom

9' 1" max. x 6' 0" max. (2.76m x 1.84m)

#### Bedroom

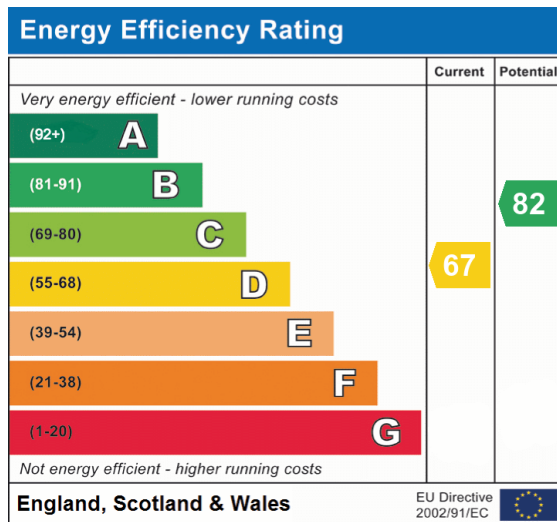
11' 4" x 11' 0" (3.45m x 3.35m)

#### Reception Room

14' 11" x 11' 5" (4.54m x 3.47m)

#### Kitchen

13' 6" x 6' 0" (4.12m x 1.84m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.