



## Cedar Avenue

Chelmsford, CM1 2UZ

Leasehold  
Tax Band: D

**Asking Price £140,000**



Being sold with NO ONWARD CHAIN and located within a STONE'S THROW TO THE CITY CENTRE is this spacious and well presented RETIREMENT APARTMENT boasting a re-fitted kitchen and shower room, SPACIOUS LOUNGE DINER, with guest/visitors suite and well kept communal gardens. Call Hamilton Piers of Chelmsford to view.



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### Communal Entrance:

Secure telephone entry system, stairs and lift to first floor, entrance door to flat.

independent yet supportive lifestyle, with the added reassurance of a 24-hour emergency call system.  
Service Charge £5836.06, Ground Rent £792.85

### Entrance Hall:

Doors to lounge diner, bedroom one, bedroom two, shower room, airing cupboard, storage heater.

### Lounge Diner:

17'5" max x 12'10" > 10'9" (5.31m max x 3.91m > 3.28m)

Two double glazed windows to front, storage heater, feature fireplace, double doors to kitchen.

### Kitchen:

7'5" x 7' (2.26m x 2.13m)

Double glazed window to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level double oven, electric hob with extractor over, space for fridge freezer, dishwasher, washing machine, part tiled walls, tiled flooring.

### Bedroom One:

17'8" max x 9' (5.38m max x 2.74m)

Double glazed window to front, fitted wardrobes, storage heater.

### Bedroom Two:

10'2" x 8'10" (3.10m x 2.69m)

Double glazed window to rear, storage heater.

### Shower Room:

6'10" x 5'4" (2.08m x 1.63m)

Fully tiled double shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls.

### Communal Areas & Features:

The property also benefits from an emergency alarm system. The development offers a range of communal facilities, including beautifully landscaped gardens, a residents' lounge, and a laundry room. There is also a guest suite available for visiting friends and family. The property is designed for those aged 60 and above, offering an



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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