



Kingfisher Lodge Chelmsford

Guide Price £120,000



- Well presented one bedroom retirement property
- Ground floor flat with access to own Courtyard
- Secure intercom entry system
- Backs onto Great Baddow Park and within easy access to local shops and amenities
- Plenty of parking available
- Length of lease approximately 88 years
- Entrance hall, lounge, kitchen, double bedroom with wardrobe plus wet room
- Communal lounge, laundry room and guest bedroom for pre-booked over night stay and gardens



GUIDE PRICE £120,000 - £140,000

Welcome to Kingfisher Lodge in Great Baddow Chelmsford. A charming retirement flat that offers a peaceful and comfortable living environment. This well-presented flat boasts an entrance hall, double bedroom, lounge, kitchen and a wet room.

Situated in a serene location, Kingfisher Lodge provides access to its own courtyard area, where you can relax and enjoy the outdoors. Additionally, residents have the privilege of using the communal lounge and grounds, perfect for socialising with neighbours or hosting gatherings with friends and family.

One of the highlights of this property is its proximity to Great Baddow Park, allowing you to immerse yourself in nature and take leisurely strolls in the park. For convenience, the flat is also close to local amenities and shops, making daily errands a breeze.

Safety and security are paramount with a secure intercom entry system in place for your peace of mind. Inside, you'll find a welcoming entrance hall, a comfortable lounge, a well-equipped kitchen, a spacious double bedroom complete with a wardrobe, and a convenient wet room.

Don't miss out on the opportunity to own this lovely retirement flat in Chelmsford. With plenty of parking available, a tranquil setting, and a range of amenities nearby, Kingfisher Lodge offers a delightful retirement living experience.

Enter the building via secure intercom entry.

Access is given to communal lounge, laundry room, and guest bedroom for pre-booked overnight stays and gardens.

Entrance hall gives access to all rooms. Storage cupboard.

Bedroom 13'8 x 9'0 double glazed window. Fitted mirror fronted sliding door wardrobe.

Wet room comprises walk in shower, wash hand basin and low level WC. Emergency pull cord fitted.

Lounge 13'8 x 10'9 French double glazed doors. Coved ceiling.

Kitchen 8'6 x 7'7 Units with matching storage drawers. Work surfaces housing sink drainer. Space for freestanding cooker and fridge/freezer.

Further Details:

Council Tax Band: B

Local Authority: Chelmsford

Length of lease remaining: 88 years

Yearly Service Charge: Approximately £2,989,40

Plenty of parking available

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

Great Baddow can be found on the outskirts of Chelmsford located close to local amenities and A12/A130 road links. A moments drive to Chelmsford City Centre where you can hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street.

Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film.

Chelmsford is an ideal location for growing families, commuters, and the young at heart.



Floor Plan



