

37 Roberts Court

Baddow Road, Chelmsford, Essex, CM2 9RQ



PRICE: £185,000

Lease: 125 years from 1989

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR WITH VIEWS OVER THE PARK AND COURTYARDS Roberts Court was constructed by Roberts Homes and comprises 39 properties arranged over 2 floors. Apartments 21-33 only on the first floor are served by a lift. Situated in Great Baddow Recreation grounds with its Bowling Green and Community Centre. Local shops and bus route into Chelmsford Town Centre are easily accessible. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that male residents be over the age of 65 years or female residents be over over 60 years. Please speak to our Property Consultant if you require information regarding event fees that may

Residents' lounge
24 hour emergency Appello call system
Lift (only flats 21-33 on first floor)
Development Manager
Guest Suite

Price to include carpets, curtains and light fittings

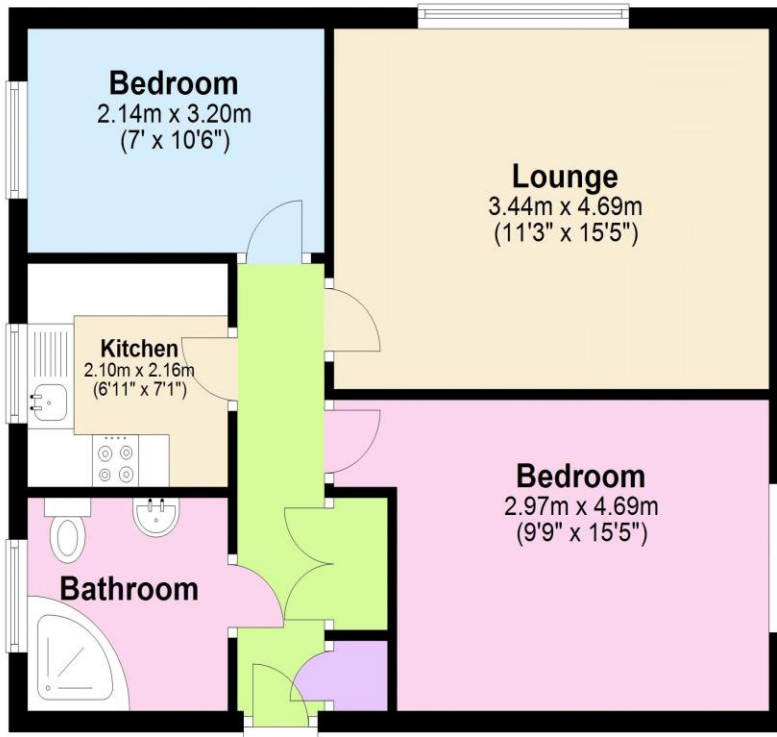
Lease: 125 years from 1989



For more details or to make an appointment to view, please contact Mandy Abbott

Flat

Approx. 52.1 sq. metres (561.2 sq. feet)



Total area: approx. 52.1 sq. metres (561.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

www.EPC4U.COM

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£245.66

Ground Rent Period Review:

Next Uplift 2031

Annual Service Charge:

£3571.05

Council Tax Band:

C

Event Fees:

0.5 Transfer

Nil Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.