

24 Albion Court (Chelmsford)

Queen Street, Chelmsford, Essex, CM2 0UT



PRICE: £170,000

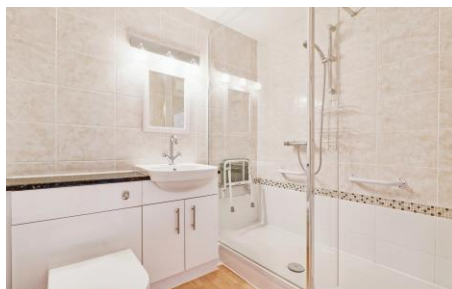
Lease: 125 years from 1988

Property Description:

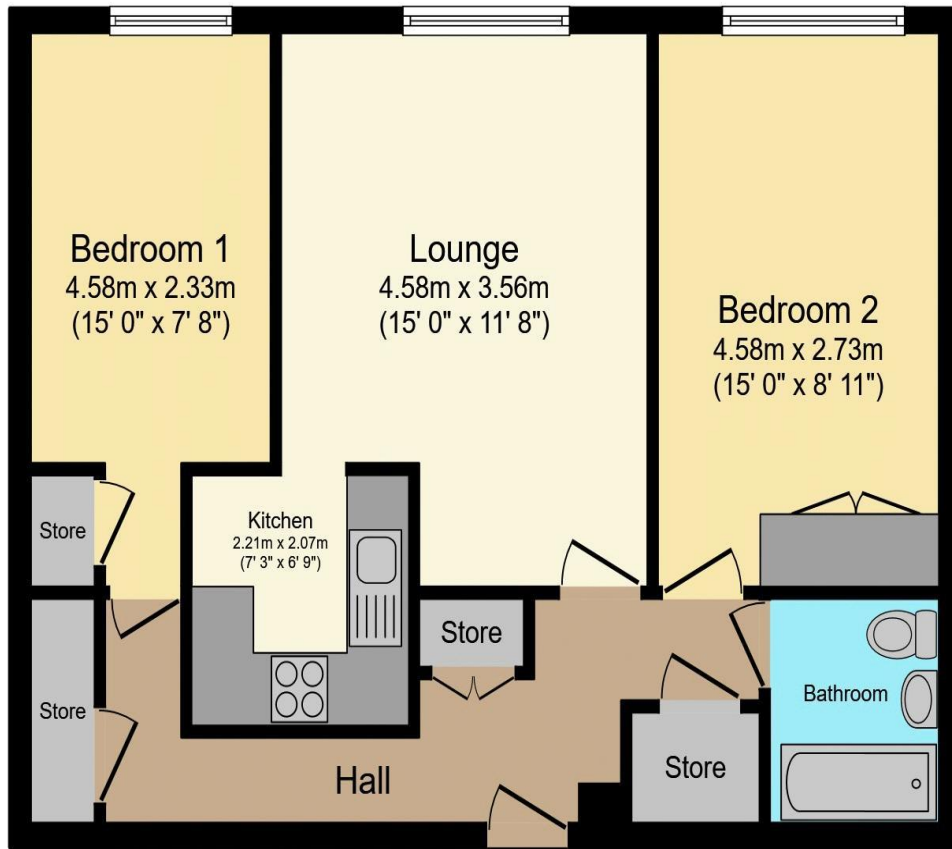
A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR Albion Court was constructed by McCarthy & Stone Developments Limited and is a part conversion, part purpose built development. It is set in the older, more established part of Chelmsford and consists of 50 apartments, 38 of which are 1 bedroom and 12 two bedroom which includes 2 two bedroom apartments in the Regency Villa. In the event of an emergency each property is linked to the House Manager and for periods when the House Manager is off duty there is a 24 hour emergency response system. It is a condition of purchase that male residents be over the age of 65 years and female residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Impressive communal sun lounge/entrance hall
Guest Suite
24 hour emergency Careline system
Minimum Age 65

Residents' lounge
Communal laundry
Price to include carpets, blinds and light fittings
Lease: 125 years from 1988



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



Total floor area 57.6 m² (620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/24

Annual Ground Rent:

£670.04

Ground Rent Period Review:

Next Uplift 2032

Annual Service Charge:

£4,499.68

Council Tax Band:

B

Event Fees:

1% Transfer

Nil Contingency

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Registered in England No. 3829469



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.