

**38 Alexander Mews**

**East Hanningfield Road, Chelmsford, Essex, CM2 7TT**



**PRICE: £249,950**

**Lease: 99 years from 1988**

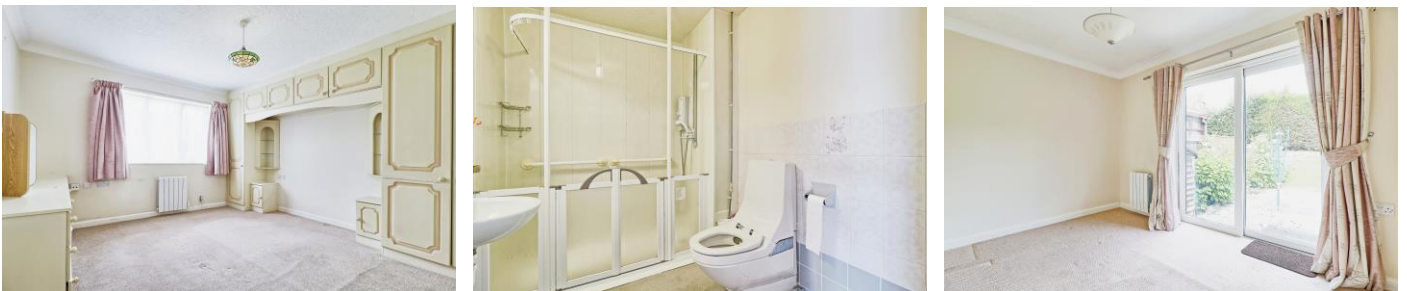
**Property Description:**

" NO ONWARD CHAIN" A TWO BEDROOM RETIREMENT BUNGALOW WITH REAR GARDEN AND GARAGE IN BLOCK Alexander Mews was constructed by Lovell Homes and comprises a total of 40 properties. The Development benefits access to the Meadow. There is a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one, two or three bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

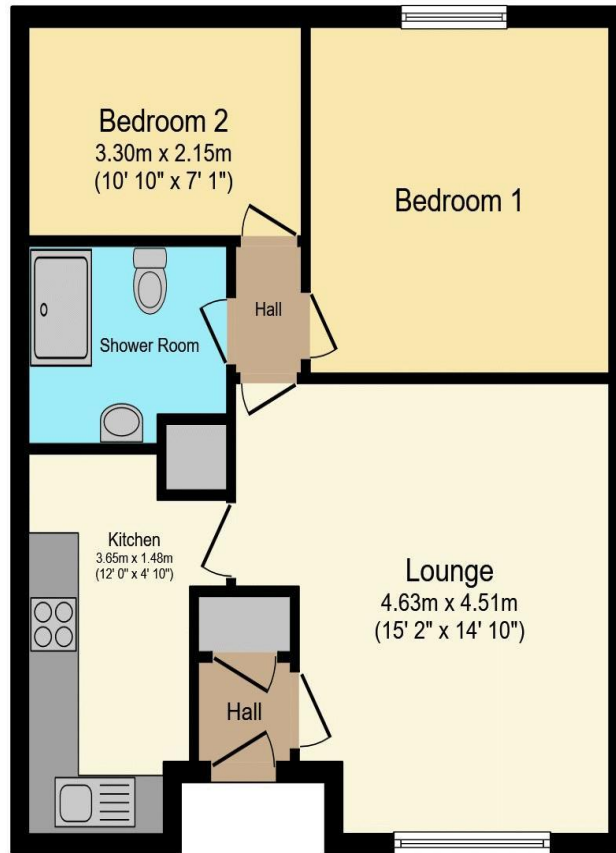
24 hour Appello emergency call system  
Minimum Age 55

Development Manager:

Lease: 99 years from 1988



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



Total floor area 56.5 m<sup>2</sup> (608 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)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£50.00**

**Ground Rent Period Review:**

**Not applicable**

**Annual Service Charge:**

**£3305.78**

**Council Tax Band:**

**D**

**Event Fees:**

**Nil 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.