

## 118 MacMillan Court

Godfreys Mews, Chelmsford, Essex, CM2 0XE



**PRICE: £155,000**

**Lease: 139 years from 1988**

### Property Description:

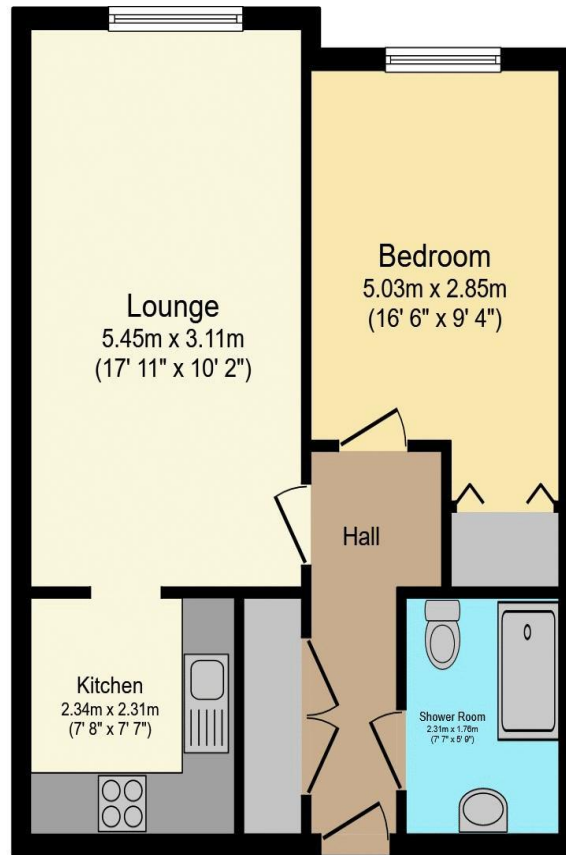
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR MacMillan Court was constructed by Anglia Secure Homes and comprises 51 apartments arranged over 3 floors each served by lift, and a further 8 apartments in a separate annexe on 2 floors with access via stairs or stair lift. The Visiting House Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting House Manager is off duty there is a 24 hour emergency Appello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age state pensionable age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Laundry  
24 hour Appello emergency call system  
Hairdressing/Chiropody/Salon  
Communal Garden

Guest Suite x 2  
Visiting Development Manager  
Lift to all floors except in the annex  
Lease: 139 years from 1988



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



Total floor area 46.5 m<sup>2</sup> (500 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>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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:**

**30/09/24**

**Annual Ground Rent:**

**£294.88**

**Ground Rent Period Review:**

**2033**

**Annual Service Charge:**

**£2730.60**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% 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.