

## 24 Spalding Court

Cedar Avenue, Chelmsford, Essex, CM1 2UZ



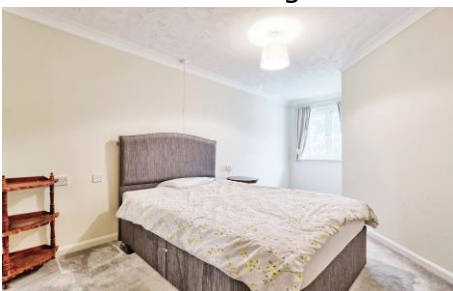
**PRICE: Offers in the Region Of £120,000**      **Lease: 125 years from 1999**

### Property Description:

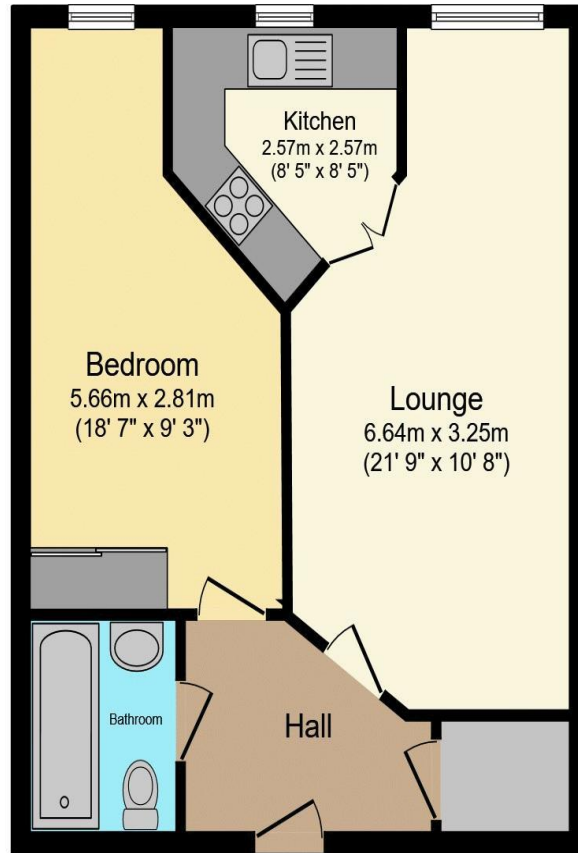
#### **A REDECORATED ONE BEDROOM RETIREMENT PROPERTY LOCATED ON THE FIRST FLOOR**

Spalding Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 35 properties arranged over 3 floors served by a lift. Situated close to main Shopping Centre, Bus and Train Station and local park. There is a resident Development Manager who may 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 residents be over the age of 60 years. Within easy access to the town. Close to the railway and bus station. Please speak to our Property Consultant if you require information regarding "Event Fees"

- Residents' lounge that may apply to this property.
- Communal Laundry facilities
- 24 hour emergency Appello call system
- Security door entry system
- Minimum Age 60
- Guest Suite
- Development Manager
- Lift to all floors
- Lease: 125 years from 1999



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



Total floor area 48.2 m<sup>2</sup> (519 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+)	<b>A</b>		
(81-91)	<b>B</b>	84	86
(69-80)	<b>C</b>		
(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 & Wales		EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£679.59**

**Ground Rent Period Review:**

**2024**

**Annual Service Charge:**

**£3,890.72**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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Retirement Homesearch Limited, Registered Office:  
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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.