

36 MacMillan Court

Godfreys Mews, Chelmsford, Essex, CM2 0XE



PRICE: £160,000

Lease: 99 years from 1988

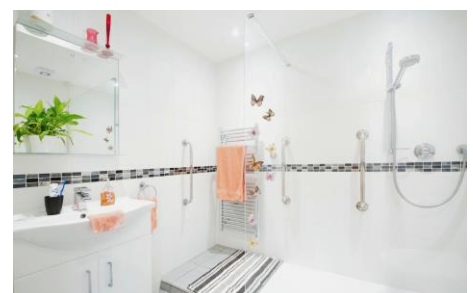
Property Description:

A WELL PRESENTED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR TO PATIO AREA AND COMMUNAL GROUNDS.

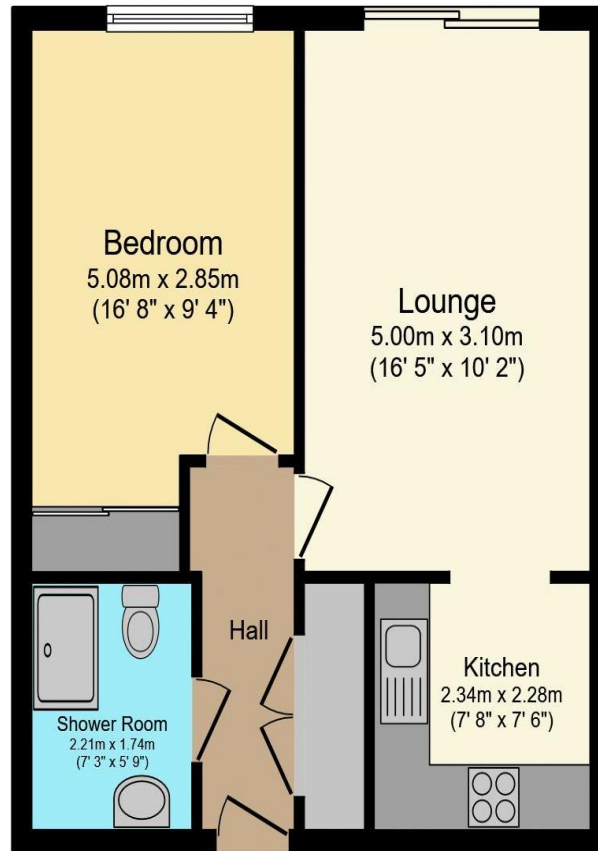
MacMillan Court was constructed by Anglia Secure Homes and comprises 51 apartments arranged over 3 floors each served by lift, and a further 8 apartments in a separate annexe on 2 floors with access via stairs or stair lift. The Visiting House Manager can be contacted from various points within each 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 and 2 Guest Suites
24 hour Appello emergency call system
Hairdressing/Chiropody/Salon
Communal Garden

Lift to all floors except in the annex
Visiting Development Manager
Price to include carpets, curtains, electric blinds and light fittings
Lease: 99 years from 1988



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



Total floor area 44.6 sq.m. (481 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

30/09/24

Annual Ground Rent:

£294.88

Ground Rent Period Review:

Next uplift 2033

Annual Service Charge:

£2730.60

Council Tax Band:

B

Event Fees:

1% Transfer

Nil Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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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.