

28 Constable View

New Bowers Way, Chelmsford, Essex, CM1 6ZE



PRICE: Offers in the Region Of £90,000 **Lease: 99 years from point of purchase**

Property Description:

A SHARED OWNERSHIP ONE BEDROOM, FIRST FLOOR RETIREMENT MAISONETTE CONVENIENTLY LOCATED IN THE SPRINGFIELD AREA OF CHELMSFORD

Constable View offers affordable, independent retirement living for the over 55's at this Shared Ownership, purpose built development located in the popular Springfield area of Chelmsford. Developed and managed by retirement specialists Home Group, the 28 maisonettes give each resident their own private entrance, whilst beautifully kept communal gardens, a laundry and an onsite Scheme Manager working 9-1 on weekdays, all provide a sense of community and support. For total peace of mind, a 24 hour emergency call system is in place alongside a residents' car park. Situated within easy reach of shops, parks and Chelmer Valley Nature Reserve as well as Chelmsford and its rail and road links into London. It is a condition of purchase that residents be over the age of 55 years. This Property is offered on a 70% shared ownership with 30% being retained by Home Group. No rent is payable on the percentage retained by Home Group and there is no Ground Rent payable. The Price indicated is for the 70% share of the property. Please speak to our Property Consultant if you require information

70% Shared Ownership

Conveniently located near the shops and parks of Springfield

Easy access to buses and GP surgery

Beautifully Landscaped Communal Gardens

Residents' Parking and Laundry

Onsite Scheme Manager

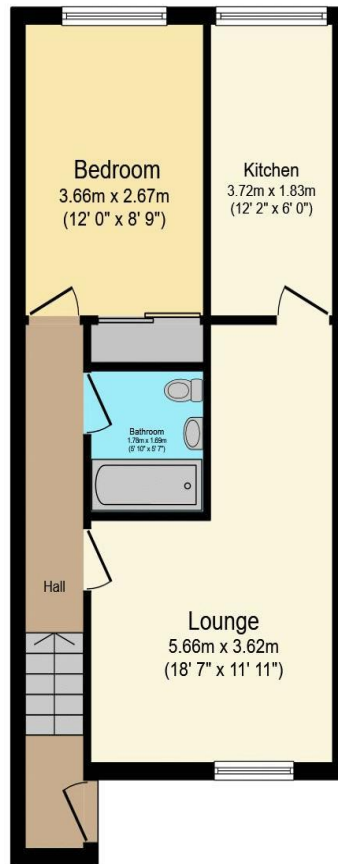
24 hour emergency call system

Minimum Age 55

Lease: Surrender & Regrant for 99 years from point of purchase



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



Total floor area 44.2 m² (476 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	71	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:

31/3/25

Annual Ground Rent:

£Nil

Ground Rent Period Review:

Not applicable

Annual Service Charge:

£1882.12

Council Tax Band:

A

Event Fees:

Transfer
4.25 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.