

14 Balmoral Court

Springfield Road, Chelmsford, Essex, CM2 6JQ



PRICE: £190,000

Lease: 139 years from 1986

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR.

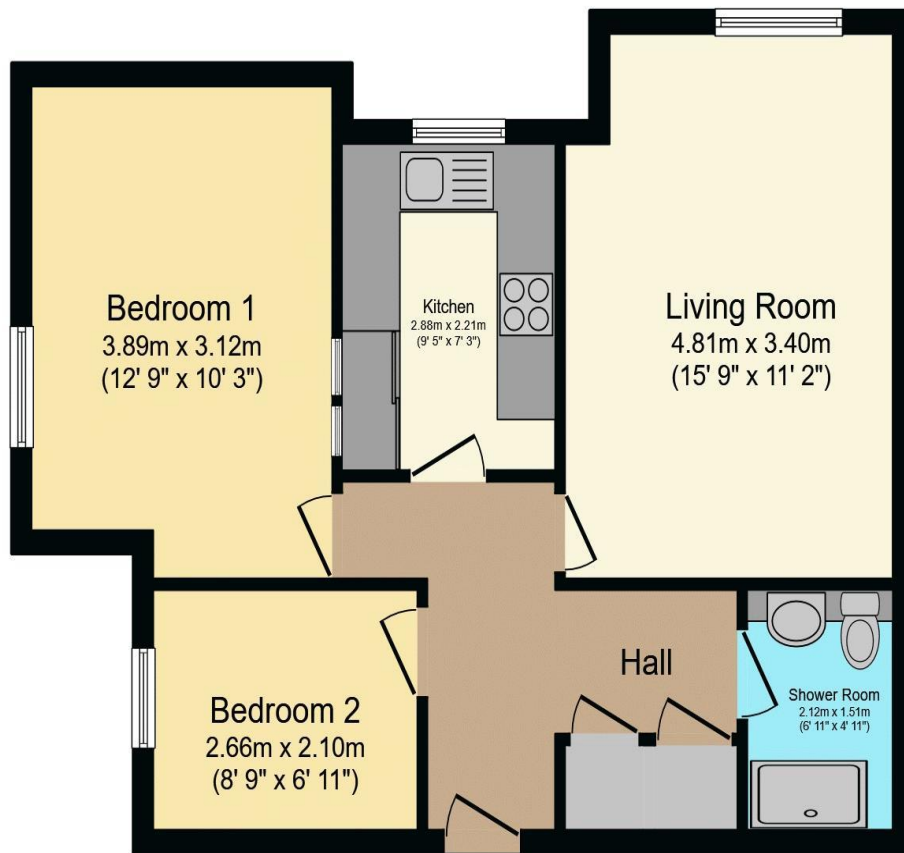
Balmoral Court was constructed by Cromwell Homes and comprises 46 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that male residents be over the age of 65 years and female residents be over the age of 60 years. 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
Visiting Development Manager
Lift to all floors

2 Guest Suites
Minimum Age 65 for male and 60 for female
Price to include carpets, curtains and light fittings
Lease: 139 years from 1986



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



Total floor area 55.2 m² (594 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/12/25

Annual Ground Rent:

£327.92

Ground Rent Period Review:

2028

Annual Service Charge:

£3957.21

Council Tax Band:

B

Event Fees:

**1% 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.