

1 Roberts Court

Baddow Road, Chelmsford, Essex, CM2 9RQ



PRICE: £200,000

Lease: 125 years from 1989

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR

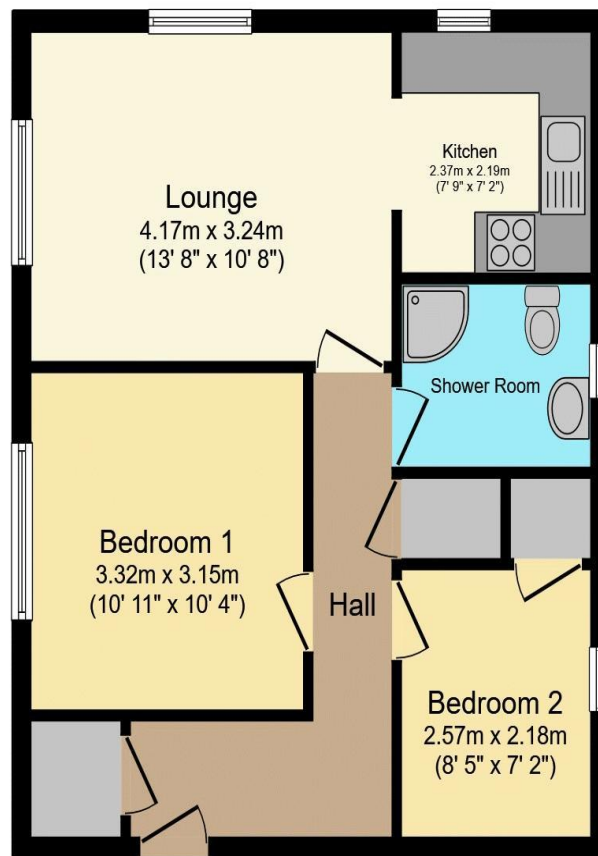
Roberts Court was constructed by Roberts Homes and comprises 39 properties arranged over 2 floors. Apartments 21-33 only on the first floor are served by a lift. Situated in Great Baddow Recreation grounds with its Bowling Green and Community Centre. Local shops and bus route into Chelmsford Town Centre are easily accessible. 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 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 male residents be over the age of 65 years or female residents be over 60 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge
24 hour emergency Appello call system
Lift (only flats 21-33 on first floor)
Development Manager
Guest Suite

Price to include carpets, curtains and light fittings
Lease: 125 years from 1989
Service Charge £3571.05, Ground Rent £245.66



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



Total floor area 51.1 m² (550 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).
Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

For Financial Year Ending:

31/03/26

Annual Ground Rent:

£245.66

Ground Rent Period Review:

2031

Annual Service Charge:

£3682.87

Council Tax Band:

C

Event Fees:

**0.5 Transfer
Nil Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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.