

# HOME



**Chelmsford**  
**£130,000**  
**1-bed retirement property**

## Godfrey Mews

Offered for sale with no onward chain is this one double bedroom second-floor retirement apartment situated in this popular complex.

The accommodation comprises an entrance hall with security entry phone/careline system and two useful built-in storage cupboards. There is a good sized lounge with a double glazed window which is open plan to a kitchen that was re-fitted approximately three years ago. The kitchen is fitted with a range of base and eye level units and incorporates a fitted oven, a four ring hob and extractor hood as well as an integrated fridge and separate freezer. There is a good size double bedroom with a built-in wardrobe. The shower room WC was also re-fitted approximately three years ago, and comprises a walk-in shower unit, a low level WC and pedestal wash hand basin.

The property has a spacious residents lounge with kitchen area as well as a laundry room and two guest suites for friends and family who require an overnight stay.

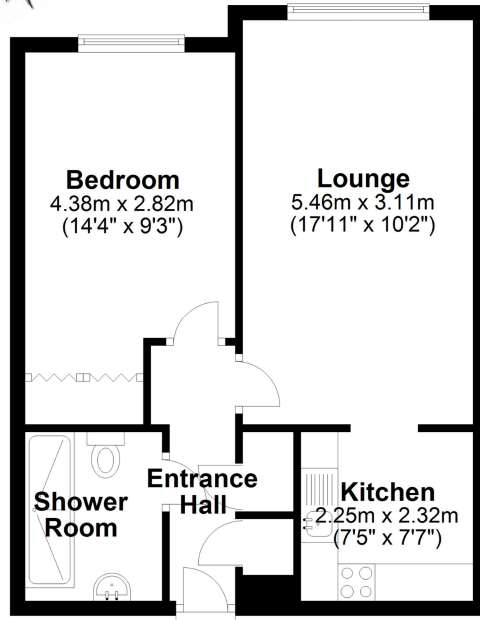
**Chelmsford**  
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**Essex CM1 1HL**

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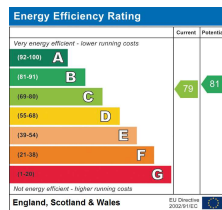
## Second Floor



### Features

- No onward chain
- Over 55's retirement property
- Second floor apartment
- Residents Lounge & Kitchen
- Re fitted Kitchen & Shower Room
- On site house manager Monday-Friday
- New Storage heaters
- Well tended communal gardens
- Short stroll to Moulsham Street
- Laundry Room

### EPC Rating



### The Nitty Gritty

Tenure: Leasehold

Band B is the Council Tax band for this property and the annual council tax bill is £1,487.71.

Lease length: 99 years from 01/06/1988, expiring on 31/05/2087. 65 years remaining.

Ground rent: £147.44 payable twice a year. This is due to increase in 2033, in line with the retail price index.

Service charge: For September 2021 to September 2022 is £2,313.00. Which is paid and reviewed annually.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

