



Spalding Court

Connells

Spalding Court Cedar Avenue
Chelmsford



Property Description

This charming two bedroom retirement flat is located in the heart of Chelmsford, offering an ideal opportunity for those looking to downsize and enjoy a relaxed lifestyle. The property is situated in a secure development, with easy access to nearby local amenities and transport links.

The flat comprises of a spacious living room with ample natural light, leading to a fully fitted kitchen with double electric oven and hob with extractor above. There are two well-sized bedrooms, with the master having fitted wardrobes, and a bathroom with a modern shower unit.

The property also benefits from an emergency alarm system, ensuring safety and security for residents. The development offers a range of communal facilities, including beautifully landscaped gardens, a residents' lounge, and a laundry room. There is also a guest suite available for visiting friends and family. The property is designed for those aged 60 and above, offering an independent yet supportive lifestyle. This is an excellent opportunity to join a vibrant and welcoming community, with the added reassurance of a 24-hour emergency call system.

Lounge

17' 4" x 9' 10" (5.28m x 3.00m)

Kitchen

6' 10" x 7' 10" (2.08m x 2.39m)

Bedroom 1

9' 10" x 12' 9" (3.00m x 3.89m)

Bedroom 2

8' 6" x 10' 2" (2.59m x 3.10m)

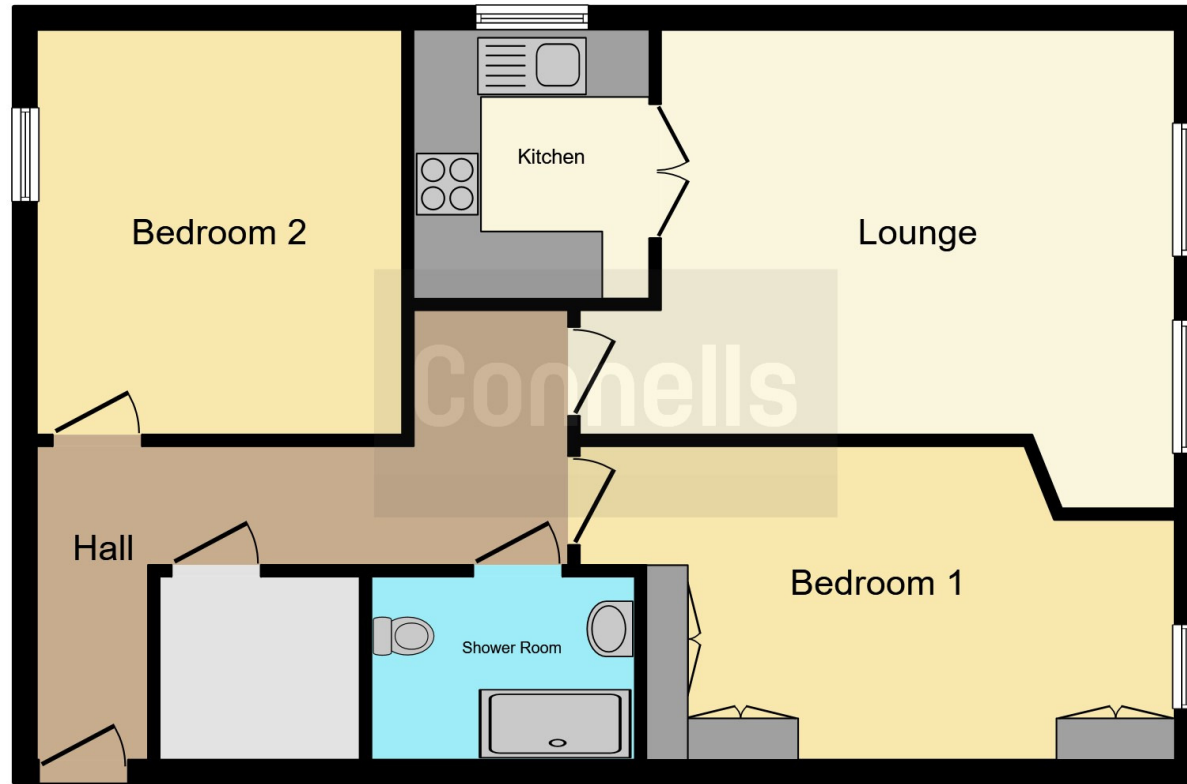
Bathroom

6' 6" x 5' 2" (1.98m x 1.57m)









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/CHL307582](https://www.connells.co.uk/Property/CHL307582)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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