



**Spalding Court, Cedar Avenue, Chelmsford CM1 2UZ**



**welcome to**

## **Spalding Court Cedar Avenue, Chelmsford**

William H Brown are delighted to offer with NO CHAIN this TWO BEDROOM first floor retirement complex located close to the CITY CENTRE

### **Entrance Hall**

### **Kitchen**

8' max x 7' 8" max ( 2.44m max x 2.34m max )

### **Lounge/Diner**

24' 9" max x 10' 6" max ( 7.54m max x 3.20m max )

### **Bedroom One**

20' 2" max x 13' 4" max ( 6.15m max x 4.06m max )

### **En Suite**

6' 8" x 5' 4" ( 2.03m x 1.63m )

### **Bedroom Two**

17' 6" narrowing to 14' 7" x 14' 8" ( 5.33m narrowing to 4.45m x 4.47m )

### **Shower Room**

10' 6" max x 5' 5" max ( 3.20m max x 1.65m max )

### **Study**

10' 7" x 8' 2" ( 3.23m x 2.49m )

### **Agents Note:**

Lease: 125 years from 1 July 1999

Current Ground Rent: £792.84 pa

Current Service Charge: £6000 pa, as at August 2024



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](http://www.focalagent.com)



**welcome to**  
**Spalding Court Cedar Avenue,**  
**Chelmsford**

- Two Bedrooms
- City Centre
- No Chain
- Ensuite
- Large Apartment

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£200,000**



**view this property online** [williamhbrown.co.uk/Property/CHE115335](http://williamhbrown.co.uk/Property/CHE115335)



Property Ref:  
CHE115335 - 0016

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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