



116 Macmillan Court, Chelmsford, CM2 0XE

£165,000

**\*\* 124 YEARS LEFT ON LEASE \*\*** A well presented 2nd floor apartment situated in the heart of the city centre. It has the following accommodation: INVITING COMMUNAL HALL AREA (stairs and lift to all floors), ENTRANCE HALL, SPACIOUS SITTING ROOM, DINING ROOM/STUDY WITH LARGE SKY LIGHT TO VAULTED CEILING (could be used as 2nd bedroom if required), KITCHEN (Bosch oven/grill, hob and extractor hood), MASTER BEDROOM WITH BUILT IN WARDROBES, GOOD SIZE SHOWER ROOM. There is electric heating, upvc double glazing, beautifully landscaped gardens and communal parking.

### LEASEHOLD DETAILS

We have been advised by the vendors of the following lease information:

Lease Length: 159 YEAR LEASE FROM 1ST JUNE, 1988, THEREFORE THERE IS CIRCA 124 YEARS REMAINING.

Ground Rent: £147.44 paid in two half yearly instalments, so £294.88 payable yearly.

Service/maintenance charge: £227.55 per month.

The management company is First Port.

Council Tax Band: B

PLEASE NOTE - The minimum age requirement to purchase this property is 60 for ladies and 65 for gentlemen.

The development benefits from an on-site Manager, emergency assistance alert systems which operate 24/7, a lift to all floors, a communal lounge, hairdressers, chiropodists, laundry room and a guest suite for visitors.

### LOCALITY INFORMATION

The property is located in the heart of the city centre which has an excellent range of shopping and recreational facilities and amenities close by. There is a mainline station to London Liverpool Street, numerous restaurants, public houses, library, two cinemas, riverside walks, central park and easy access to the A12.

### COMMUNAL RECEPTION AREA



An inviting area with stairs and lift to all floors and access to the residents lounge, communal kitchen and the beautifully landscaped garden.

### ENTRANCE HALL



Dimplex night storage heater, security entrance phone, access to roof space, doors to sitting room, bedroom and shower room.

### SITTING ROOM 16'6" x 10'0" (5.05 x 3.07)



Feature fireplace, Dimplex night storage heater, upvc double glazed window overlooking the beautifully landscaped garden, wide opening to kitchen and doorway to dining room/study.

ADDITIONAL VIEW



DINING ROOM/STUDY/BEDROOM TWO 12'11" x 9'5" (3.96 x 2.89)



KITCHEN 7'6" x 7'5" (2.31 x 2.28)



Currently used as a dining room, but it would also make an ideal study, hobby room or could be used as a second bedroom if required. Wall mounted electric heater, large sky light to vaulted ceiling.

SKY LIGHT TO VAULTED CEILING

Well appointed with worktop space, drawers, cupboards, eye level cabinets, corner shelving display, Bosch electric four ring hob with extractor hood above, oven/grill with cupboard above and below.



**DOUBLE BEDROOM 12'7" x 9'7" (3.84 x 2.94)**

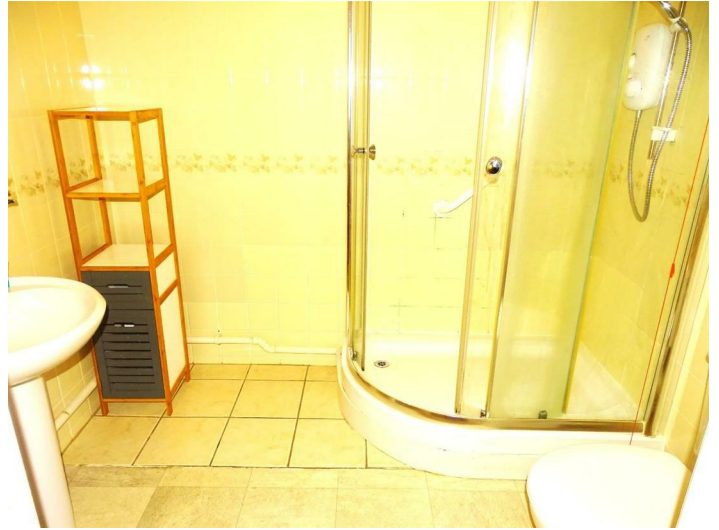


Wall mounted electric heater, built in mirrored wardrobe, upvc double glazed window overlooking the beautifully landscaped garden.

**BUILT IN WARDROBES**



**SHOWER ROOM**



White suite comprising pedestal wash hand basin, low level wc, good size shower unit, fully tiled walls, heated towel rail, wall mounted Dimplex heater, light/extractor fan.

**COMMUNAL PARKING TO FRONT**

**BEAUTIFULLY LANDSCAPED COMMUNAL GARDEN**



The well maintained and impressively landscaped walled rear gardens are southerly facing, and boast a patio area, multiple mature bedding sections, an attractive arbour, water feature and plentiful seating areas.

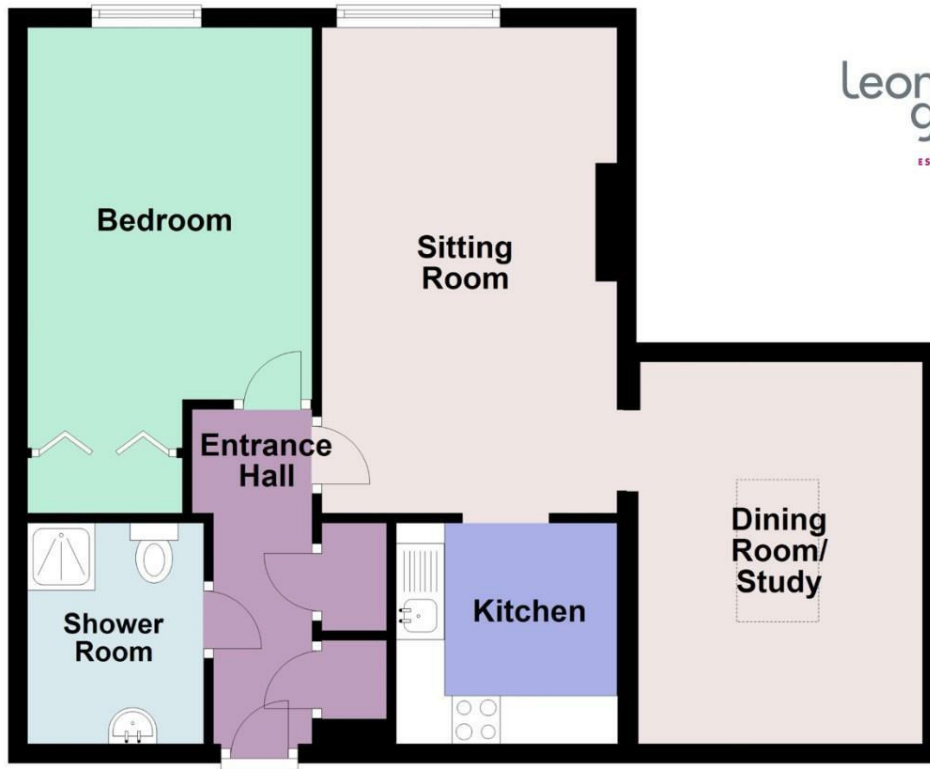
COMMUNAL RESIDENTS LOUNGE



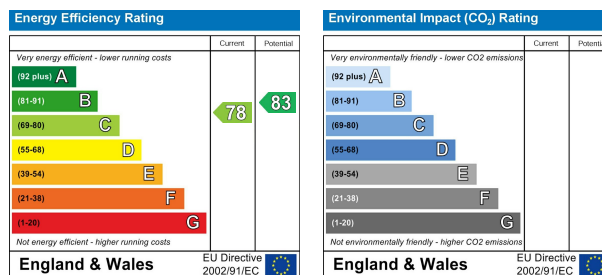
COMMUNAL RESIDENTS KITCHEN



## Second Floor



APPROX INTERNAL FLOOR AREA 58 SQ M (630 SQ FT)  
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
 All measurements are approximate **NOT** to be used for valuation purposes **Copyright Leonard Gray 2023**



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