

A large, multi-story brick building with a courtyard, a large tree, and a birdhouse. The building is made of light-colored bricks and has several windows with white frames. There are green double doors on the ground floor. A large tree is on the left side of the building. A birdhouse is on a wooden post in the foreground. The sky is blue.

Paul Mason Associates

Spalding Court, Cedar Avenue, Chelmsford, CM1 2UZ
Guide price £95,000

- One Bedroom Retirement Apartment (Over 60's)
- City Centre Location Close To Train & Bus Services
- Well Maintained Landscaped Communal Gardens
- First Floor (Lift Service In Development)
- Fitted Kitchen
- Lounge / Dining Room
- Spacious Shower Room
- 24hr Emergency System Plus On Site Development Manager
- Guest Suite & Residents' Lounge
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

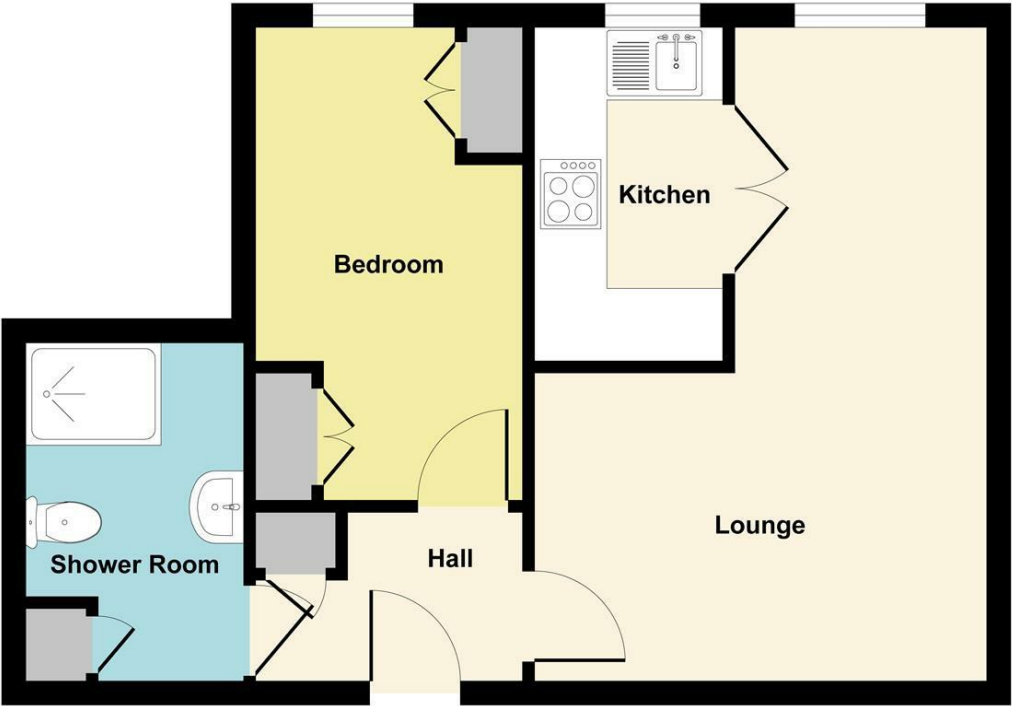
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Gary Townsend at Paul Mason Associates offers a delightful one bedroom Retirement Property in the heart of Chelmsford City Centre close to rail and bus links constructed by McCarthy & Stone. Situated on the first floor (with lift) the apartment enjoys views over the well maintained communal gardens from the Lounge, Kitchen and Bedroom.

The development has a Development Manager on site, and 24hr emergency call system when off duty. Guests can be entertained in the Residents' Lounge which also benefits from a kitchen area, and if required a Guest Suite is also on offer. There is also parking on site.

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Floor Plan

DISTANCES

Chelmsford Train Station: 550 yards

Chelmsford Bus Station: 500 yards

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Intercom system, storage cupboard housing fuse box, carpet to floor and textured ceiling.

Lounge / Dining Room

5.27m x 4.45m (max) (17'3" x 14'7" (max))

Double glazed window to front aspect overlooking communal gardens, storage heater, emergency pull cord, carpet to floor and textured ceiling.

Kitchen

2.75m x 1.75m (9'0" x 5'8")

Double glazed window to front overlooking communal gardens, range of base and wall units with roll top work surface incorporating a single bowl sink drainer unit with central mixer tap and tiled splashback, built-in electric oven and hob with extractor fan over, space for fridge, freezer and washing

machine, laminate flooring and textured coved ceiling.

Bedroom

3.15m x 2.56m (10'4" x 8'4")

Double glazed window to front overlooking the communal gardens, range of built-in wardrobes and shelving, storage heater, emergency pull cord, carpet to floor and textured ceiling.

Bathroom

Fully tiled, double width shower, LLWC, vanity wash hand basin, shaver point, airing cupboard housing hot water tank, emergency pull cord, laminate flooring and textured coved ceiling.

Communal Area

Spalding Court benefits from having a light and airy communal Residents' Lounge near the formal entrance which has kitchen facilities to entertain friends and family if so desired. Other communal facilities include a laundry room and Guest Suite.

Communal Gardens

A particular feature of the development is the well maintained communal garden which has an array of trees and plants plus large lawn area.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Leasehold Information

Ground Rent: £679.59 pa.

Maintenance Costs: £3,890.72 pa.

125 Year Lease from 1999.



Paul Mason Associates

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