

# APARTMENTS

by HOME PARTNERSHIP



**Broomfield Road**  
**£190,000**  
**2-bed second floor apartment**

## Chancellor Court

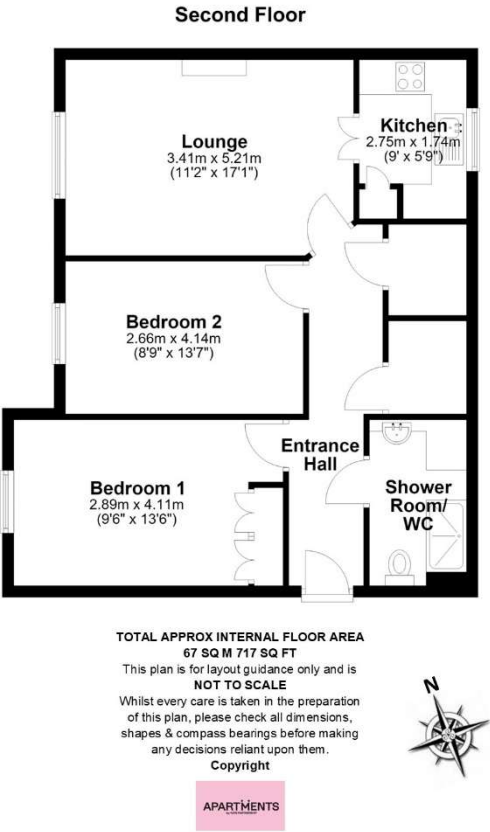
This modern second floor retirement apartment is situated to the rear of the development with views over the Grammar school playing fields. The building is entered through a security entrance door for residents and visitors with a communal lounge with kitchenette facilities to enjoy. Inside the apartment, there is an entrance hall with two storage cupboards, a lounge/diner, kitchen with built in appliances, double bedroom with a built in wardrobe and a shower room as well as a second double bedroom/dining room. Chancellor Court was constructed by Messrs. McCarthy & Stone circa 2007 and has always had a warm, friendly and social feel for those new residents joining should they wish to enjoy. There is also a 24 hour emergency support helpline via pull cords, an onsite lodge Manager during the week and guest suite, which is adjacent to this apartment, available for family and friends to stay over at a modest price.

Chancellor Court is situated on Broomfield Road which is within walking distance of the City centre, rail and bus stations. Broomfield Road is on a bus route to both the City and Broomfield Hospital.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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01245 250 222  
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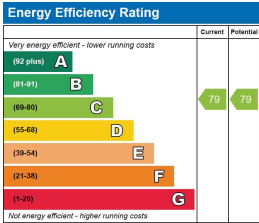


Features

- No onward chain
- Retirement living for over 55's
- Residents lounge & laundry room
- On site building Manager
- Security entrance system for residents
- Lift to all floors
- Guest suite available for family & friends to stay
- Electric storage heaters
- Kitchen with built in appliances
- Walking distance of the City & railway station



EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property was built with a 125 year lease commencing 1/2/2007 . There are 105 years remaining

Service Charge: For the period of 1/3/2026 – 31/8/2026 the service charge is £2,808.27. The service charge is reviewed annually.

Ground Rent: £495 per annum. The ground rent increases every 23 years. The next review date is 2030. This increases with the RPI.

Band E is the council tax band for this property with an annual amount of £2,758.36.

The Nitty Gritty

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.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.