

Adrians

Sales & Lettings Agents

To Let

Spalding Court, Cedar Avenue, Chelmsford

RETIREMENT APARTMENT - AGES 60+ ONLY!

A well-presented and recently redecorated one-bedroom, first-floor retirement apartment within the popular Spalding Court development, ideally positioned in the West End of Chelmsford. The property is just a short walk from Chelmsford City Centre, offering easy access to a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. Chelmsford railway and bus stations are also within walking distance, providing convenient transport links, including direct trains to London Liverpool Street and bus services towards Broomfield Hospital. The apartment is available immediately and benefits from lift access, a spacious lounge, fitted kitchen, generous bedroom with built-in wardrobe and bathroom.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Residents at Spalding Court also benefit from:

- 24-hour Careline emergency system
- On-site House Manager
- Residents- lounge
- Communal laundry room
- Guest suite for visiting family and friends
- Landscaped communal gardens
- Residents- and visitor parking (first come, first served)
- Secure entry system.

Spalding Court provides a comfortable and welcoming environment for independent retirement living, with excellent amenities and transport links close by.

Please note: Residents must be aged 60 or over.

Entry phone system leading through to communal hallways, access to residents lounge, managers office and laundry facilities, stairs or lift leading to first floor, personal door through to

ENTRANCE HALL

Walk-in airing cupboard, electric heater, doors to

LOUNGE 7.75m (25'5) x 3.2m (10'6)

Double glazed window to front, electric heater, fireplace surround.

KITCHEN 2.29m (7'6) x 2.13m (7')

Fitted with a range of wall and base level units, roll edge worktops, inset single bowl stainless steel sink unit, four ring electric hob, eye level oven, space for fridge and freezer, splash back tiling, double glazed window to front.

BEDROOM 5m (16'5) x 2.79m (9'2)

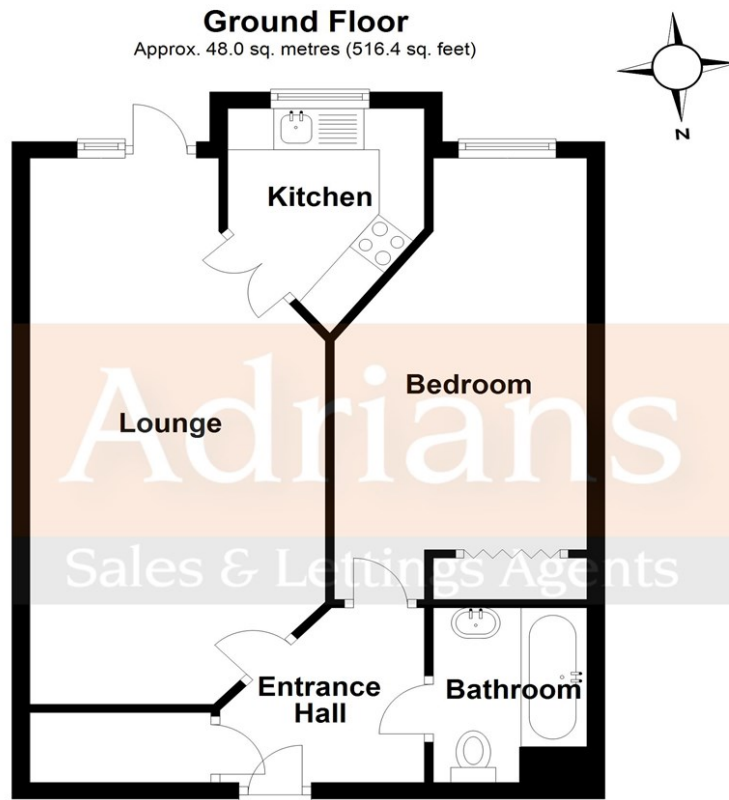
Double glazed window to front, fitted mirror fronted wardrobe.

BATHROOM

Suite comprising panel enclosed bath with mixer tap, shower attachment and glazed screen, low level w.c, vanity wash hand basin, tiling to walls, towel rail.

COMMUNAL GROUNDS & AREAS

Within the complex there is a residents lounge and laundry room. There are communal grounds and parking is provided on a first come first serve basis.



This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Plan produced using PlanUp.

EPC RATING: B
COUNCIL TAX BAND: C
POSTCODE: CM1 2UZ

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

All applicants aged 18 years and older are required to pass the reference criteria prior to entering into any Tenancy.
1 WEEKS' RENT REQUIRED FOR HOLDING FEE
5 WEEKS' RENT REQUIRED FOR DEPOSIT

For more information, please contact

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