

Adrians

Sales & Lettings Agents

For Sale



Havencourt, Victoria Road, Chelmsford

Offered for sale with no onward chain is this 1 bedroom GROUND FLOOR retirement apartment in this centrally located complex adjacent to the Police Station in the City centre. The apartment comprises an entrance hall, good size lounge with bay window to the front off which is a kitchen, there is a spacious bedroom with built in wardrobes and a bathroom. Havencourt offers one of the larger communal garden areas having extremely well tended areas with beds and raised brick beds, large expanse of lawn with gravelled seating area set around a large water feature and there are numerous established trees giving both privacy and shade. The City centre itself with it's array of shops, restaurants, Public Houses etc is only a short distance away as is Chelmsford Cathedral.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Havencourt is situated just off Victoria Road on the very fringe of the City centre within just minutes walking distance of the High Street and Cathedral. The complex is for females aged 60 or over and males aged 65 or over. It comprises fifty seven 1 bedroom flats and three 2 bedroom flats with its own landscaped gardens and private car park. The complex has its own House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day. Havencourt was built in 1984 and is managed by FirstPort. Facilities within the complex include a lift, a residents lounge, a laundry room and guest suites are available for friends and relatives overnight stays. Each flat has its own emergency audio system with direct contact to the House Manager when on duty and the accommodation is equipped with emergency pull cords linked to the House Manager together with Careline a 24 hour back up system. A security entry system enables residents to identify visitors before allowing them to enter. Each apartment has electric heating, double glazed windows and there is cavity wall insulation. There is a ground rent and annual service charge payable details of which are available on request. Fixtures and fittings which may or may not be included must be negotiated at the time of purchase and confirmed with the legal representatives acting. Please note that these details are subject to change and any prospective buyer will need to confirm any specific information with their solicitors prior to an exchange.

Entrance hall with newly laid carpet, night storage heater, security entry phone, built in double cupboard, coved ceiling, doors to

LOUNGE 5.41m (17'9) x 3.33m (10'11)

A good size lounge with night storage heater, double glazed bay window to front facing on to Victoria Road, coved ceiling, opening to kitchen.

KITCHEN 2.57m (8'5) x 2.34m (7'8)

Fitted with a range of units comprising inset single drainer sink unit with mixer tap, working surfaces with drawers and cupboards under, built in hob, oven and cooker hood above, space for washing machine and fridge freezer, tiling over worktops, eye level cupboards, coved ceiling.

BEDROOM 4.95m (16'3) x 2.84m (9'4)

A good size room with electric wall mounted panel heater, built in mirror fronted wardrobe cupboard, double glazed window to front, coved ceiling.

BATHROOM

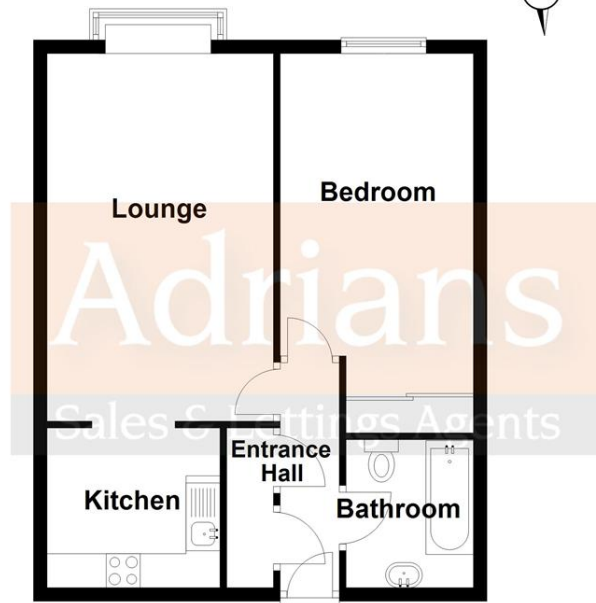
Panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin with cupboard under, w.c., fully tiled walls, electric down flow heater, extractor fan, coved ceiling.

COMMUNAL GARDENS

Havencourt offers one of the larger communal garden areas having extremely well tended areas with beds and raised brick beds, large expanse of lawn with gravelled seating area set around a large water feature and there are numerous established trees giving both privacy and shade.

Ground Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



Total area: approx. 49.8 sq. metres (536.5 sq. feet)

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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EPC RATING: D
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 59 years remaining
ANNUAL GROUND RENT: £360
ANNUAL SERVICE CHARGE: £2432

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk