



For Sale



## Roberts Court, Baddow Road, Chelmsford

Rarely available two bedroom first floor retirement apartment located within an annex off the complex. The apartment has electric heating and comprises of an entrance hall, dual aspect lounge, newly fitted kitchen, two bedrooms and a modern shower room. There are communal gardens and private resident parking bays. Roberts Court is adjacent to Baddow Recreational Grounds, park land and tennis courts. Local amenities are close by including bus services and the Vineyards shopping centre, whilst Chelmsford City centre is also within easy driving distance. **RECOMMENDED!**

 2 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)



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Roberts Court is situated adjacent to the park just off Baddow Road in the village of Great Baddow which has a small shopping centre in the Vineyards. The complex is for males aged 65 or over and females aged 60 or over although younger buyers may be considered. It comprises 14 one bedroom flats and 24 two bedroom flats with its own very attractive landscaped gardens and private off road parking area. The complex has its own Resident House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day. Roberts Court was built in 1989 and is managed by First Port. Facilities within the complex include a lift to most but not all first floor flats, a residents lounge and a guest suite is available for friends and relatives overnight stays. Each flat has its own emergency audio system with direct contact to the House Manager and the accommodation is equipped with emergency pull cords linked to the House Managers control panel together with an external 24 hour back up system. A security entry system enables residents to identify visitors before allowing them to enter. Each apartment has electric heating and double glazed windows. 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.

#### **COMMUNAL HALLWAY**

Security entry phone system, stairs and chair lift leading to first floor, door leading to

#### **ENTRANCE HALL**

Storage cupboard with fuse box, airing cupboard, door leading to

#### **BEDROOM ONE 3.15m (10'4) x 2.74m (9')**

Double glazed window to front, comprehensive range of fitted wardrobes and matching chest of draws, electric heater.

#### **BEDROOM TWO 2.92m (9'7) x 2.18m (7'2)**

Double glazed window to rear, electric heater, built in storage cupboard.

#### **REFITTED SHOWER ROOM**

Refitted shower room with shower cubicle, vanity units housing wash hand basin and twin flush low level W.C, double glazed obscure window to rear.

#### **LOUNGE 4.17m (13'8) x 3.25m (10'8)**

Double glazed window to front and side, electric heater, open archway to

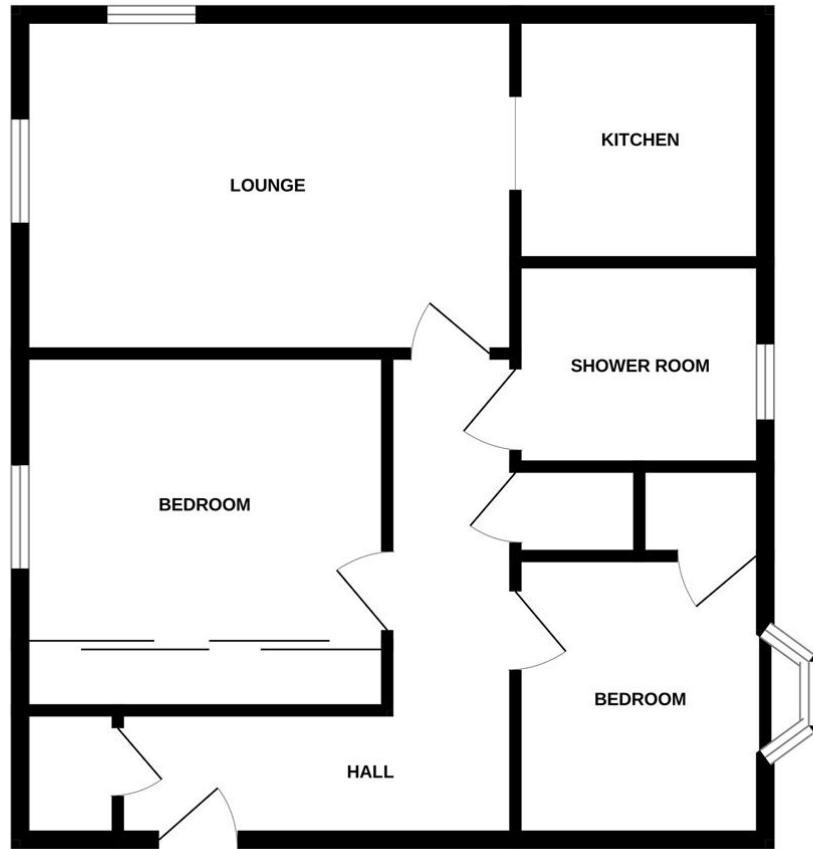
#### **KITCHEN 2.36m (7'9) x 2.18m (7'2)**

Fitted in modern eye and base level units with square edge worktops, four ring electric hob, oven and stainless steel cooker hood, dishwasher, space for washing machine, double glazed window to side.

#### **OUTSIDE**

The complex has communal grounds to all sides and rear, communal parking bays and offers a communal lounge with a variety of entertainment.

## FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**EPC RATING: D**  
**COUNCIL TAX BAND: C**  
**Leasehold**  
**LENGTH OF LEASE: approx. 88 years remaining**  
**GROUND RENT: £245.66**  
**SERVICE CHARGE: £3,682.87**

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**  
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