

Adrians

Sales & Lettings Agents

For Sale



Albion Court, Chelmsford

Albion Court is a development conveniently situated in Moulsham Street, designed specifically for retirement living. This particular apartment forms part of the ground floor and has the added advantage of having direct access onto the gardens shared by its residents. Each resident has full of each of the communal areas which include the communal lounge with kitchen, laundry room and garden whilst also the use, subject to availability, of a guest suite for those with staying visitors. This particular apartment offers direct and pleasant access onto the garden in addition to a refitted modern shower room.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Albion Court is situated just off Moulsham Street on the corner of Queen Street on the fringe of the City centre within minutes walking distance of the High Street. This complex is for males aged 65 or over and females aged 60 or over. It comprises 38 one bedroom flats and 12 two 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. Albion Court was built in 1988 and is managed by Peverel Management Services Limited. Facilities within the complex include a lift, a residents lounge, a laundry room 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, 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. Should you wish to view this complex and the apartment, please be aware that as is common with most retirement complexes parking is communal and monitored and therefore vehicle registrations must be entered onto a keypad in the foyer to avoid a possible parking penalty.

ENTRANCE HALL

Large storage cupboard, doors to all rooms.

LOUNGE 5.79m (19'0) x 3.23m (10'7)

Window to rear, electric heater, archway to kitchen, door opening onto garden.

KITCHEN 2.21m (7'3) x 1.65m (5'5)

Fitted with a range of wall and base level units with worktops over, four ring electric hob with oven below and hood above, inset single drainer sink unit, space for fridge freezer.

BEDROOM 4.22m (13'10) x 2.62m (8'7)

Wall light point, window to rear overlooking the garden, mirror fronted wardrobes, electric heater.

SHOWER ROOM 2.03m (6'8) x 1.63m (5'4)

Modern suite comprising large glazed step-in shower unit, close coupled w.c, wash hand basin with mixer tap, tiling to walls.

OUTSIDE

As mentioned previously, Albion Court is situated toward the top of Moulsham Street and therefore conveniently located for plenty of local amenities. The development itself offers well maintained grounds with parking provided on a first come first serve basis.



EPC RATING: C
COUNCIL TAX BAND: B
Leasehold
LENGTH OF LEASE: approx. 87 years remaining
ANNUAL GROUND RENT: £558.36
ANNUAL SERVICE CHARGE: £3469.26

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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