

Adrians

Sales & Lettings Agents

For Sale



Kingfisher Lodge, Chelmsford

We are delighted to offer for sale this ONE BEDROOM first floor retirement apartment located in the 'Annex' part of the popular Kingfisher Lodge. Great Baddow is a pleasant village, there is access to the adjoining park and also close to local shops.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

www.adrians-property.co.uk | 01245 265303 | info@adrians-property.co.uk



Kingfisher Lodge was built in 1985 and is managed by Freemont Property Managers. 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 a 24 hour a day care line for emergencies. 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 an annual service charge payable details of which is 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.

ENTRANCE HALL

Entrance to the property via entrance door leading through to entrance hall with doors off to:

KITCHEN 2.59m (8'6) x 2.18m (7'2)

Range of base and eye level fitted kitchen units with roll top work surface, space for cooker, single drainer stainless steel sink unit and open to the lounge area.

LOUNGE AREA 4.11m (13'6) x 3.28m (10'9)

Double glazed french doors to rear with Juliet balcony, electric heater.

BEDROOM 4.11m (13'6) x 2.74m (9')

Window to rear, built in wardrobes, heater.

RE-FITTED SHOWER ROOM

Double shower cubicle with fitted screen, wash hand basin in vanity unit, low level w.c. with concealed flush, vinyl flooring.

First Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 41.7 sq. metres (449.2 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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Plan produced using PlanUp.

EPC RATING: C

COUNCIL TAX BAND: B

Leasehold

LENGTH OF LEASE: approx. 89 years remaining

ANNUAL GROUND RENT: £NIL

ANNUAL SERVICE CHARGE: £3101.14

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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