

Adrians

Sales & Lettings Agents

For Sale



Chelmer Lodge, New London Road, Chelmsford

A large one bedroom ground floor retirement apartment located in a luxury development with a modern and homely feel positioned on the edge of the City Centre close to the County Cricket Ground and within walking distance of Moulsham Street.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Chelmer Lodge is a popular retirement development close to Chelmsford City Centre comprising of 55 one and two bedroom flats benefiting from a full time Lodge Manager, Care Line alarm system, residents lift, lounge and laundry facilities. There is also a twin guest suite and new residents are accepted from 55. The Lodge Manager is on hand to support the Owners and keep the development in perfect shape as well as arranging entertainment including many regular events in the Owners Lounge from coffee mornings, games afternoons and exercise classes.

ENTRANCE HALL

Large walk in storage cupboard.

KITCHEN 2.31m (7'7) MAX x 2.46m (8'1) MAX

Window to side, modern kitchen with base and eye level high gloss units, single drainer stainless steel sink unit, mixer tap, ceramic hob, split level oven, ample work surface with tiled splashbacks, built in fridge, separate built in freezer and integrated washer dryer.

LOUNGE 7.04m (23'1) MAX x 3.18m (10'5) MAX

Window to side and window to front, electric heater.

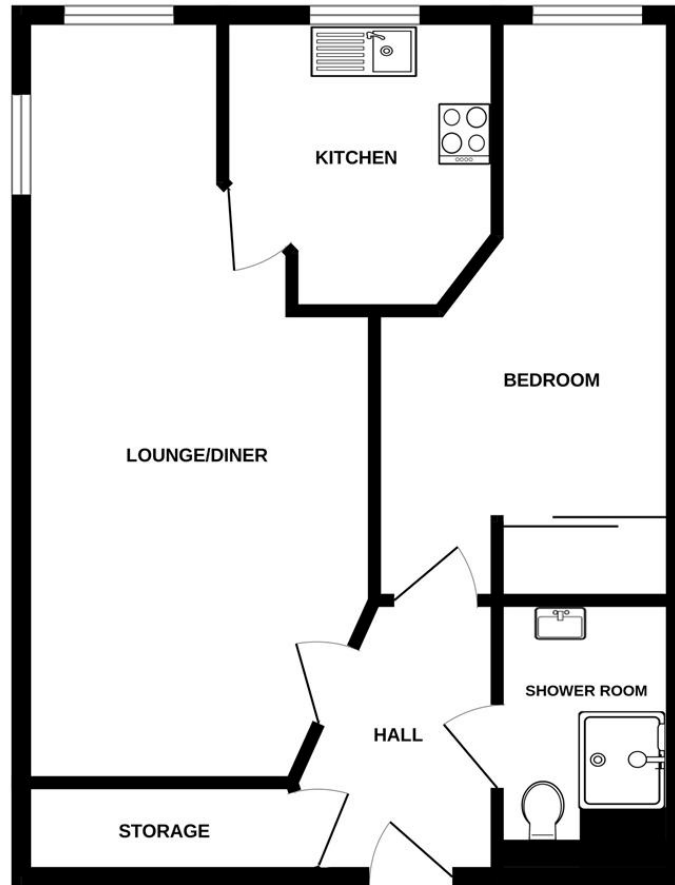
SHOWER ROOM

Modern white suite, low level w.c with concealed flush, wash hand basin in vanity unit, mirror and bathroom cupboard to match, double shower cubicle with fixed shower screen, tiled walls and chrome electric towel rail.

BEDROOM 5.82m (19'1) MAX x 2.79m (9'2) MAX

Window to side, electric heater, built in mirrored wardrobes

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: B
COUNCIL TAX BAND: D
Leasehold
LENGTH OF LEASE: approx. 117 years remaining
ANNUAL GROUND RENT: £812
ANNUAL SERVICE CHARGE: £3336

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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