

# HOME



**Old Moulsham**  
**£1,125pcm**  
**1-bed retirement apartment**

## Godfreys Mews

RETIREMENT HOME available to move into NOW in the popular area of Old Moulsham. Situated on the first floor is this well-appointed one bedroom flat. Inside, there is an entrance hallway with a storage cupboard, living room, fitted kitchen with fridge and a separate freezer to be provided, bedroom with mirrored fitted wardrobes and a shower room comprising a wc, hand wash basin and a shower. The property has been redecorated prior to occupation, and new carpets fitted too. The retirement home also benefits from a large communal lounge which is always a lovely sociable space; there is a beautiful mature residents garden with plenty of seating areas and there is shared laundry facilities for residents. There are regular events & activities for residents to attend and there is also an on site hairdresser!

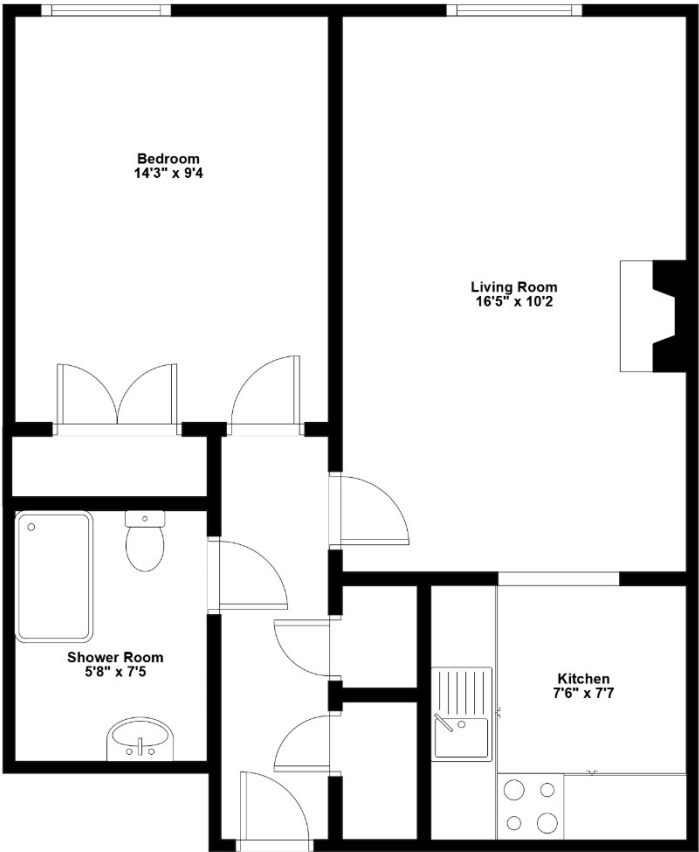
This highly popular retirement development is situated within the sought after Old Moulsham area of the City just a short walk from High Street which is wide range of places to eat and drink. Moulsham Street is located at the end of the road with various local shops, stores, restaurants and public houses literally on your door step.

**Chelmsford**  
 11 Duke Street  
 Essex CM1 1HL

**Lettings**  
 01245 253 377  
**Sales**  
 01245 250 222  
**Mortgages**  
 01245 253 370

thehomepartnership.co.uk

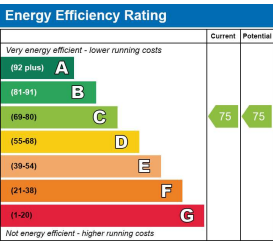
Floor Plans



Features

- Residents lounge
- Shared laundry facilities for residents
- Regular social activities & events held at the complex
- First floor
- Well maintained communal rear garden with plenty of seating
- Ready to move into ASAP
- Old Moulsham location
- Shops nearby

EPC Rating



Agent Note

There is a minimum age criteria for this development 67 years of age.

This property is within Council Tax band B. The annual Council Tax bill for this property is £1,686.09. This amount does not include any discounts or exemptions.

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Tenants permitted payments info:

1. to secure a property a holding deposit of no more than one weeks' rent;
  2. a security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year;
  3. the rent;
- \* We may charge a tenant the following default fee's/payments:
4. default fee for late payment of rent (after 14 days);
  5. reasonable charges for lost keys or security fobs;
  6. payments associated with contract variation, at £50 or reasonable costs incurred if higher, when requested by the tenant;
  7. payments associated with early termination of the tenancy, when requested by the tenant; and
  8. payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.

\*\* Tenants T&C's can be supplied on request.. holding deposit is refundable subject to the t&c's

Company Let Fee's Apply (non housing act tenancy):  
Admin fee £300 inclusive of Vat  
Tenancy renewal fee £150 inclusive of vat  
Please note that the Home Partnership do not take referral fees for contractors services relating to property maintenance

