

Adrians

Sales & Lettings Agents

For Sale



Roberts Court, Baddow Road, Chelmsford, CM2 9RQ

A truly SUPERB 1 bedroom GROUND FLOOR retirement apartment having DIRECT ACCESS from the lounge via patio doors onto the communal gardens. The apartment is in EXCELLENT DECORATIVE CONDITION throughout and is very much like a SHOW APARTMENT! It has been considerably improved and really needs to be internally viewed to be fully appreciated! It is situated in this favoured retirement complex in Great Baddow and is adjacent to Great Baddow Sports Ground and with local amenities close by. THIS REALLY IS A "MUST VIEW" APARTMENT!



1 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. 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. 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 door with security entry phone system leading to communal hallways, personal door through to

ENTRANCE HALL

Electric wall mounted heater, built in wardrobe cupboard, further built in airing cupboard, coved ceiling, white panelled doors to

LOUNGE 4.58m (15'0) x 3.41m (11'2)

A lovely room with electric wall mounted heater, further feature electric heater, double glazed patio doors giving access to the well-tended communal gardens, coved ceiling, archway to

KITCHEN 2.74m (9') x 1.8m (5'11)

Refitted with an excellent range of units comprising inset Lamona sink unit with mixer tap, working surfaces with cupboards and drawer unit, built in hob and oven with cooker hood above, integrated washing machine, integrated fridge, integrated slimline dishwasher, laminate flooring, eye level cupboards.

BEDROOM 3.54m (11'7) x 2.87m (9'5) CLEAR FLOOR SPACE

Double built in wardrobe cupboards, double glazed window to rear with view over communal gardens, coved ceiling.

SHOWER ROOM

Refitted with vanity wash hand basin with mixer tap, w.c with concealed cistern, storage cupboards, tiled flooring, large walk-in shower with rain-head and separate hose, part tiled walls, extractor fan, dimplex down-flow heater, shaver socket.

PARKING

There are residents parking bays on a first come first serve basis.

COMMUNAL GROUNDS

There are extremely well-tended communal gardens around the complex and it is adjacent to Great Baddow sports ground.



EPC RATING: C
COUNCIL TAX BAND: C
Leasehold
LENGTH OF LEASE: approx. 87 years remaining
ANNUAL GROUND RENT: approx. £196
ANNUAL SERVICE CHARGE: approx. £2880

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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