

For Sale



Roberts Court, Baddow Road, Chelmsford

This 2 bedroom first floor retirement apartment is situated in Great Baddow adjacent to the Great Baddow Sports Ground and has the benefit of a stair lift giving access to the first floor (only 2 small steps to get to the apartment itself) The apartment is offered for sale with no onward chain and has a pleasant aspect as it backs the communal grounds. The apartment itself is located in the annexe part of the complex but still enjoys all the facilities of the main complex. Local amenities are close by including bus services, sports ground and also the Vineyards shopping centre. Chelmsford City centre is within easy driving distance. WELL WORTH AN INTERNAL VIEWING!



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



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 although younger buyers may be considered. 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.

ENTRANCE HALL

Wall mounted electric heater, entry phone system, built in cupboard housing the water tank and has fitted shelving, doors to

LOUNGE 3.99m (13'1) x 3.28m (10'9)

A most pleasant rear room with fire surround and hearth, wall mounted electric heater, double glazed window to rear with view over the communal gardens, coved ceiling, archway to

KITCHEN 2.29m (7'6) x 1.8m (5'11)

The distinct advantage of this apartment is that it has a double glazed window to the side (not all retirement apartments have windows in the kitchen), it has an inset single drainer sink unit with mixer tap, working surfaces with drawers and cupboards under, built in hob and oven with cooker hood above, space for washing machine and fridge freezer, tiling over worktops, eye level cupboards.

BEDROOM ONE 3.48m (11'5) x 2.87m (9'5) CLEAR FLOOR SPACE

A good size main bedroom with wall mounted electric heater, built in wardrobe cupboards with drawer units, double glazed window to rear again with the view over the communal gardens, coved ceiling.

BEDROOM TWO 3.25m (10'8) x 2.13m (7')

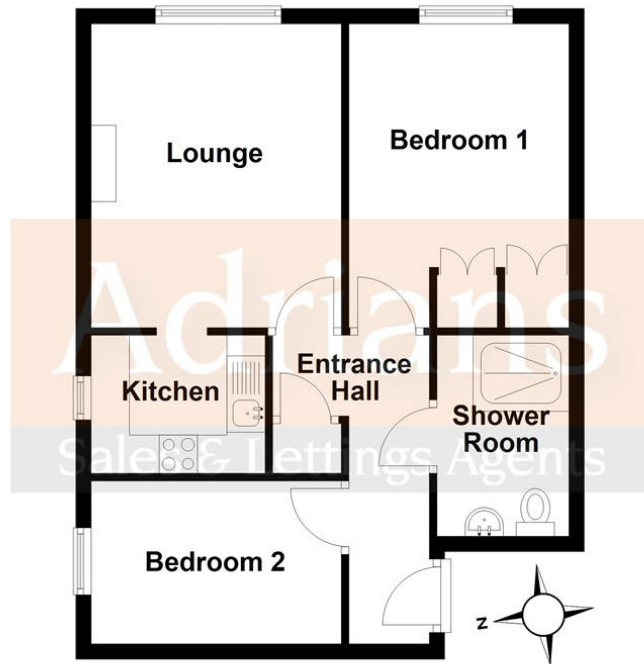
Electric wall mounted heater, double glazed window to side again overlooking the communal gardens, coved ceiling.

SHOWER ROOM

A good size shower room fitted with a white suite comprising w.c with concealed cistern, vanity wash hand basin with mixer tap, part tiled walls, shower cubicle with fitted shower unit with grab rails and seat, part tiled wall, dimplex down-flow heater.

First Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



Total area: approx. 48.2 sq. metres (519.3 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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EPC RATING: D
COUNCIL TAX BAND: C
Leasehold

LENGTH OF LEASE: approx. 88 years remaining
ANNUAL GROUND RENT: £245.66
ANNUAL SERVICE CHARGE: £3682.87

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

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk