

Adrians

Sales & Lettings Agents

For Sale

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Care, Trust & Experience



Tyrell Lodge, Springfield Road, Chelmsford, CM2 6JA

Forming part of a much favoured retirement development, this two bedroom first floor apartment is situated within just a few hundred yards of Chelmsford City centre. Immaculately presented and in our opinion a good layout, the apartment offers a very warm and inviting feel throughout whilst also has the benefit of the full use of each of the communal areas such as the residents lounge with kitchen, laundry room and not forgetting the guest suite for those with visitors. Offered for sale with no onward chain. Viewing is strongly advised.



2 Bedroom(s)



2 Reception(s)



1 Bathroom(s)

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Tyrell Lodge is a complex of apartments in the City centre for persons aged 60 or over. It is situated on the fringe of the centre just a short walk from the High Street and all the City centre amenities. The complex comprises 26 one bedroom apartments and 13 two bedroom apartments within a gated complex with its own landscaped private gardens. There is a Lodge Manager in attendance Monday to Friday together with a 24 hour a day care line. Tyrell Lodge was built by specialist developers Churchill Retirement Living and is managed by Churchill Estates Management Limited. Facilities within the complex include a lift to all floors an owners lounge, a laundry room and a guest suite is available for friends and relatives for overnight stays. Each flat has a 24 hour care line support system provided via a personal pendant alarm together with direct contact to the Lodge Manager who is on duty Monday to Friday 9am to 4pm. A security entry system enables owners to identify visitors before allowing them to enter together with a camera entry system for use with a standard TV. Ground floor apartments are fitted with intruder alarms. Each apartment has energy efficient electric slim line heaters and windows are fitted with PVCu double glazed sealed units. There is a ground rent and annual service charge payable details of which are available on request and fixtures and fittings which may or may not be included must be negotiated at 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

Coving to ceiling, dado rail, a very useful and large storage cupboard also housing the water tank, further cupboard for taller items also housing the fuse board, security entry phone system, emergency pull-cord.

LOUNGE 8.05m (26'5) x 3.18m (10'5)

A very lovely room with coving to ceiling, double glazed sash style window, TV aerial point, telephone point, wall mounted electric heater, door through to

KITCHEN 2.69m (8'10) x 2.31m (7'7)

Coving to ceiling, double glazed sash style window, fitted with a comprehensive range of Beech style fronted wall and base level units, roll edge worktops, inset single drainer sink unit, four ring electric hob with separate oven, integrated fridge, integrated freezer, part tiling to walls.

BEDROOM ONE 4.75m (15'7) x 2.82m (9'3)

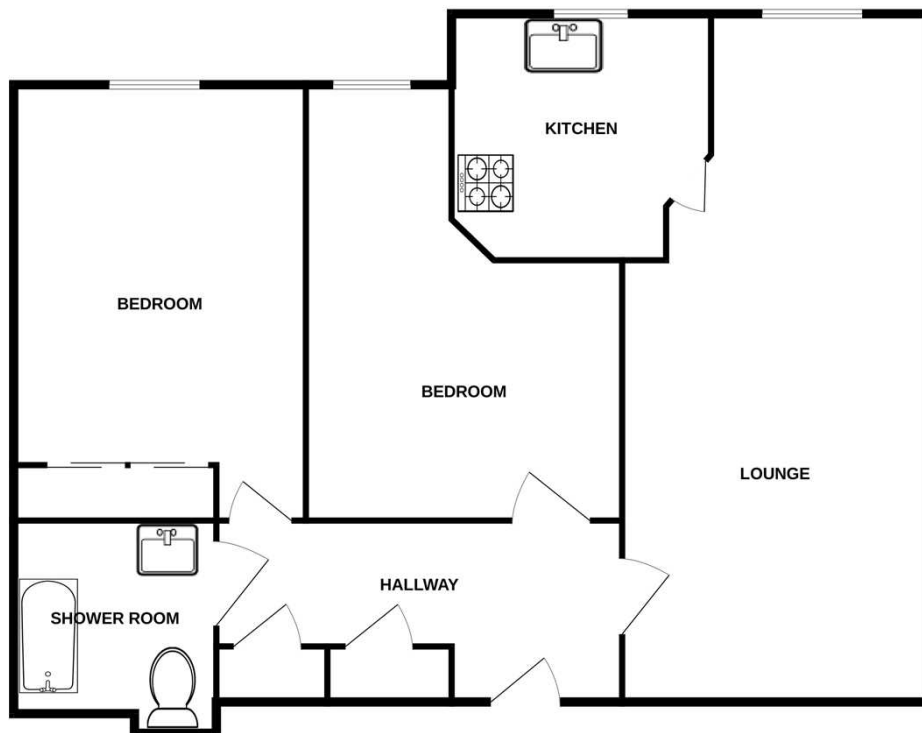
Coving to ceiling, double glazed sash style window, built in mirror fronted wardrobes with sliding doors, electric heater.

BEDROOM TWO 4.75m (15'7) x 2.82m (9'3)

Another good size double bedroom with coving to ceiling, double glazed sash style window, electric heater.

SHOWER ROOM

Coving to ceiling, modern white suite comprising shower unit with glazed sliding doors and hand rail, close coupled w.c with full and half flush, heated towel rail, wash hand basin with vanity surround and cupboard under, mirror, part tiling to walls.



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: E
Leasehold

LENGTH OF LEASE: approx. 109 years remaining
ANNUAL GROUND RENT: approx. £933.34
ANNUAL SERVICE CHARGE: approx. £3811.70

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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